



Mayor | Jason Perez
Mayor Pro-Tem | John Wright
Council Members | Cecil Booth, Christiene Daniel, Mark Gongora, Travis Townsend
City Manager | Chris Whittaker
City Secretary | Michelle Perez

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, MAY 9, 2023, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

The Presiding Officer may establish time limits based upon the number of speaker requests, the length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Citizens may speak at the beginning or at the time the item comes before council in accordance with Texas Government Code Section 551.007. No Action May be Taken by the City Council During Public Comments.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

1. Discussion and possible action on approval of the City Council Minutes of February 15, March 1, March 14, March 28 and April 11, 2023.
2. Discussion and possible action on approval of Resolution No. 20230509-002 a resolution supporting the City of Angleton application to the Texas Department of Transportation's 2023 Transportation Alternatives Set-Aside (TA) call for projects.

REGULAR AGENDA

3. Discussion and guidance on the percentage for Homestead Exemption, the Over 65 Exemption and Disabled Person Exemption from AD Valorem Taxes.

4. Discussion and possible action on the approval of a study with HDR to evaluate the intersection of County Road 44 and Enchanted Oaks Drive.
5. Discussion and possible action on the final plat of Live Oak Ranch Subdivision.
6. Discussion and possible action on a request for approval of the final plat of Riverwood Ranch Section 3 and Section 4. The proposed final plats consist of 73 lots on 35.62 acres (Section 3); and 71 single family residential lots (Section 4) on approximately 15.2 acres; property is located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.
7. Discussion and update on the Windrose Green Subdivision development project on the drainage and grading construction work. The subject site is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.
8. Discussion of a Concept for an extended stay hotel for property located at 2209 E. Mulberry St., north of the intersection of E. Mulberry St. and Buchta Road (Former Budget Inn). The property is currently zoned C-G, Commercial-General Zoning District.

EXECUTIVE SESSION

The City Council will now convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

9. Discussion and possible action on Boards and Commissions appointments, pursuant to Section 551.074 of the Texas Government Code. (Parks and Recreation Board, Planning and Zoning)

OPEN SESSION

The City Council will now adjourn Executive Session, reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATION

I, Michelle Perez, City Secretary, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, May 5, 2023, by 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Michelle Perez

Michelle Perez, TRMC
City Secretary

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 9, 2023

PREPARED BY: Michelle Perez

AGENDA CONTENT: Discussion and possible action on approving the February 15, March 1, 14 and 28, and April 11, 2023 City Council meeting minutes.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Approve the minutes of the Angleton City Council meetings for February 15, March 1, 14 and 28, and April 11, 2023.

RECOMMENDATION:

Staff recommends Council approves the minutes as presented.



**CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
WEDNESDAY, FEBRUARY 15, 2023 AT 6:00 PM**

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON WEDNESDAY, FEBRUARY 15, 2023, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Perez called the Council Meeting to order at 6:01 P.M.

PRESENT

Mayor Jason Perez
Mayor Pro-Tem John Wright
Council Member Cecil Booth
Council Member Mark Gongora
Council Member Travis Townsend
Council Member Christiene Daniel

City Manager Chris Whittaker
City Secretary Michelle Perez
City Attorney Judith EIMasri

PLEDGE OF ALLEGIANCE

Mayor Perez led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Nina Vrazel addressed council in favor of Item No. 10 to approve rezoning approximately 3.35 acres from the Planned Development District (PD) to C-G, Commercial General Zoning District, for property located on the west side of the Shanks Road extension, at the intersection of CR220, Angleton, TX, Brazoria County.

Alejandro Cantu addressed council in favor of Item No. 11 to approve an application for a Special Use Permit (SUP) pursuant to Sec. 28-63 of the Code of Ordinances to consider a request submitted by Why Not Bingo, LLC, to allow for a Specific Use Permit for a Bingo facility at property located at 1040 S. Velasco St., Angleton, TX.

CONSENT AGENDA

1. Discussion and possible action on Resolution No. 20230215-001 directing the Finance Director to open a bank account for the Green Trails Public Improvement District at the First State Bank and approving and authorizing designated persons who will act as signatories at First State Bank.
2. Discussion and possible action on Resolution No. 20230215-002 declaring property surplus and authorizing the sale of surplus property (Ladder 1).
3. Discussion and possible action on Resolution No. 20230215-003 for Police Department Records Management system update project.
4. Discussion and possible action on Resolution No. 20230215-004 supporting and authorizing the City's participation in the Houston-Galveston Area Transportation Improvement Program and the expenditure of funds to provide funding for the purchase of portable red lights for the Angleton Police Department.
5. Discussion and possible action on Resolution No. 20230215-005 on authorizing the submission of a General Victim Assistance Grant to the Office of the Governor, Criminal Justice Division, to fund a Crime Victim Assistance Program in the Police Department.
6. Discussion and possible action on approving Resolution No. 20230215-006 on approving and authorizing a Joint Election Agreement with Brazoria County, Texas for the General Election on May 6, 2023.
7. Discussion and possible action on the 2022 Racial Profiling Report.
8. Discussion and possible action on the renewal of the Municipal Court Prosecutor's agreement.
9. Discussion and possible action on the 2023 Oyster Creek Wastewater Treatment Plant (WWTP) Texas Pollutant Discharge Elimination System (TPDES) Permit Renewal.

Upon a motion by Mayor Pro-Tem Wright to approve the Consent Agenda as is.

Council Member Townsend requested to pull item No. 7 for discussion.

Upon an amended motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council approved Consent Agenda items: 1. Discussion and possible action on Resolution No. 20230215-001 directing the Finance Director to open a bank account for the Green Trails Public Improvement District at the First State Bank and approving and authorizing designated persons who will act as signatories at First State Bank; 2. Discussion and possible action on Resolution No. 20230215-002 declaring property surplus and authorizing the sale of surplus property (Ladder 1); 3. Discussion and possible action on Resolution No. 20230215-003 for Police Department Records Management system update project; 4. Discussion and possible action on Resolution No. 20230215-004 supporting and authorizing the City's participation in the Houston-Galveston Area Transportation Improvement Program and the expenditure of funds to provide funding for the purchase of portable red lights for the Angleton Police Department; 5. Discussion and possible action on Resolution No. 20230215-005 on

authorizing the submission of a General Victim Assistance Grant to the Office of the Governor, Criminal Justice Division, to fund a Crime Victim Assistance Program in the Police Department; 6. Discussion and possible action on approving Resolution No. 20230215-006 on approving and authorizing a Joint Election Agreement with Brazoria County, Texas for the General Election on May 6, 2023; 8. Discussion and possible action on the renewal of the Municipal Court Prosecutor's agreement; 9. Discussion and possible action on the 2023 Oyster Creek Wastewater Treatment Plant (WWTP) Texas Pollutant Discharge Elimination System (TPDES) Permit Renewal. The motion passed on a 6-0 vote.

7. Discussion and possible action on the 2022 Racial Profiling Report.

Police Chief Lupe Valdez introduced the item and stated that the results of the report concluded that the City of Angleton is in compliance with the laws of the State of Texas, and nothing is out of the ordinary.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council approved the 2022 Racial Profiling Report. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

10. Conduct a public hearing, discussion, possible action on Ordinance No. 20230215-010 to approve rezoning approximately 3.35 acres from the Planned Development District (PD) to C-G, Commercial General Zoning District, for property located on the west side of the Shanks Road extension, at the intersection of CR220, Angleton, TX, Brazoria County.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Daniel, Council opened the public hearing at 6:12 PM. The motion passed on a 6-0 vote.

Presentation was provided by Otis Spriggs, Director of Development Services.

There were no speakers in favor or against.

The public hearing was conducted and upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Daniel, Council closed the public hearing at 6:14 PM. The motion passed on a 6-0 vote.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Booth, Council approved Ordinance No. 20230215-010 to approve rezoning approximately 3.35 acres from the Planned Development District (PD) to C-G, Commercial General Zoning District, for property located on the west side of the Shanks Road extension, at the intersection of CR220, Angleton, TX, Brazoria County. The motion passed on a 6-0 vote.

11. Conduct a public hearing, discussion, possible action on Ordinance No. 20230215-011 to approve an application for a Special Use Permit (SUP) pursuant to Sec. 28-63 of the Code of Ordinances to consider a request submitted by Seven Souls Tattoo Studio, to allow for a Specific Use Permit for a Tattoo and Body Piercing Studio at the property located at 117 West Myrtle Street, Angleton, TX.

Upon a motion by Council Member Booth and seconded by Mayor Pro-Tem Wright, Council opened the public hearing at 6:23 PM. The motion passed on a 6-0 vote.

Presentation was provided by Otis Spriggs, Director of Development Services.

Alejandro Cantu, applicant and Ariel Lara, spoke in favor of the item.

The public hearing was conducted and upon a motion by Mayor Pro-Tem Wright and seconded by Council Booth, Council closed the public hearing at 6:24 PM. The motion passed on a 6-0 vote.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Gongora, Council approved Ordinance No. 20230215-011 to approve an application for a Special Use Permit (SUP) pursuant to Sec. 28-63 of the Code of Ordinances to consider a request submitted by Seven Souls Tattoo Studio, to allow for a Specific Use Permit for a Tattoo and Body Piercing Studio at the property located at 117 West Myrtle Street, Angleton, TX. The motion passed on a 6-0 vote.

12. Conduct a public hearing, discussion, possible action on Ordinance No. 20230215-012 to approve an application for a Special Use Permit (SUP) pursuant to Sec. 28-63 of the Code of Ordinances to consider a request submitted by Why Not Bingo, LLC, to allow for a Specific Use Permit for a Bingo facility at property located at 1040 S. Velasco St., Angleton, TX.

Upon a motion by Council Member Booth and seconded by Mayor Pro-Tem Wright, Council opened the public hearing at 6:42 PM. The motion passed on a 6-0 vote.

Presentation was provided by Otis Spriggs, Director of Development Services.

Adam Wise, applicant, spoke in favor of the item.

The public hearing was conducted and upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council closed the public hearing at 6:45 PM. The motion passed on a 6-0 vote.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council approved Ordinance No. 20230215-012 to approve an application for a Special Use Permit (SUP) pursuant to Sec. 28-63 of the Code of Ordinances to consider a request submitted by Why Not Bingo, LLC, to allow for a Specific Use Permit for a Bingo facility at property located at 1040 S. Velasco St., Angleton, TX. The motion passed on a 6-0 vote.

REGULAR AGENDA

13. Discussion and possible action on Resolution No. 20230215-013 of the City of Angleton, Texas, approving an agreement for a project of the Angleton Better Living Corporation authorizing the execution of the agreement with Burditt Consultants, LLC for the design development for the passive area of Freedom Park; found by the ABLC's Board of Directors to be an eligible project and expenditure; and providing for an effective date.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Daniel, Council approved Resolution No. 20230215-013 of the City of Angleton, Texas, approving an agreement for a project of the Angleton Better Living Corporation authorizing the execution of the agreement with Burditt Consultants, LLC for the design development for the passive area of Freedom Park; found by the ABLC's Board of Directors to be an eligible project and expenditure; and providing for an effective date. The motion passed on a 5-1 vote with Council Member Booth opposed.

14. Discussion and possible action on Ordinance No. 20230215-014 approving the 2022 Annual Assessment Plan Update for the Green Trails Public Improvement District (PID).

Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council approved Ordinance No. 20230215-014 approving the 2022 Annual Assessment Plan Update for the Green Trails Public Improvement District (PID). The motion passed on a 6-0 vote.

15. Discussion and possible action on proposed fees for Lakeside Park rentals, alcohol permit, tables and chairs, table and chair setup, and an overall park rental used during special events as permitted by City Council.

Council gave direction and suggested to introduce fees as introductory rates, update the fee schedule annually beginning September 2024 , begin collecting park rental stats and consider weekday and weekend rates.

16. Discussion, and possible action on a request for approval of the final replat of Riverwood Ranch Sections 3 & 4. The proposed final plat consists of approximately 145 single family residential lots on approximately 35.62 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.

This item was removed from the agenda.

17. Discussion and possible action on the proposed Bill authored by Representative Cody Vasut revising Texas Local Government Code Section 242.001.

Mayor Perez stated the proposed bill is one sided, favoring one entity more versus another entity and could potentially strip the City from the ability to say what is going to be in the future city limit that is in a current ETJ.

Mayor Pro-Tem Wright stated he can see the pros and cons of it. He likes the County's subdivision rules at the moment and if the bill were to pass then he sees it as a benefit. He stated that his issue is if the County Commissioners Court changes in the next 5 to 7 years and they draft something different, then what and that he doesn't like. Wishes they could fix the ETJ rules on the regulations.

Council Member Booth stated he is totally against the bill. The bill targets one county and one city in that county. He sees it as a targeting issue.

Council Member Townsend stated he shares Mayor Pro-Tem Wright's concerns and feels like it is governing but it is a bill to help us in our present situation. It's targeted to help Angleton. He would like to see the ETJ regulation issue addressed by the legislator. He is for the bill. Would like to have control within the ETJ, just wishes it was the City with the control.

Council Member Gongora stated he can see both sides of it.

Mayor Pro-Tem Wright stated he spoke with Representative Cody Vasut and the bill was not pointed at Angleton. The legislation bore fruit from the rental home community. Mr. Vasut is after what the City and County are going to do in the ETJ.

Council Member Gongora stated it is addressing the ETJ requirements for Angleton but not overall. It is providing a solution but not sure it is the right solution.

18. Discussion and possible action on Ordinance No. 20230215-018 of the City of Angleton, Texas amending Chapter 17 Parks and Recreation Article II. Park and Recreation Board Section 17-19 Rules of Procedure; Quorum, Open Meetings, Records and amending Section 17-20 Power and Duties; of the Angleton Texas Code of Ordinances and amending Section 17-20 Powers and Duties; providing penalty; providing for severability; providing for repeal; and providing an effective date.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council approved Ordinance No. 20230215-018 of the City of Angleton, Texas amending Chapter 17 Parks and Recreation Article II. Park and Recreation Board Section 17-19 Rules of Procedure; Quorum, Open Meetings, Records and amending Section 17-20 Power and Duties; of the Angleton Texas Code of Ordinances and amending Section 17-20 Powers and Duties; providing penalty; providing for severability; providing for repeal; and providing an effective date. The motion passed on a 6-0 vote.

ADJOURNMENT

The meeting was adjourned at 8:25 P.M.

These minutes were approved by Angleton City Council on this the 9th day of May, 2023.

CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST

Michelle Perez, TRMC
City Secretary



CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
WEDNESDAY, MARCH 01, 2023 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON WEDNESDAY, MARCH 1, 2023, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Pro-Tem Wright called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor Pro-Tem John Wright
 Council Member Cecil Booth
 Council Member Mark Gongora
 Council Member Travis Townsend
 Council Member Christiene Daniel

City Manager Chris Whittaker
 City Secretary Michelle Perez
 City Attorney Judith El Masri

ABSENT

Mayor Jason Perez

PLEDGE OF ALLEGIANCE

Council Member Gongora led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

No one spoke.

CONSENT AGENDA

1. Discussion and possible action on approving the October 11 and 25, November 8 and December 12, 2022, City Council meeting minutes.

2. Discussion and possible action on Ordinance No. 20230301-002 of the City of Angleton, Texas, amending Sections 1-2. – “Definitions and Rules of Construction.” And 2.266. – “Fee Schedule” of the Code of Ordinances, City of Angleton, Texas; providing for repeal; providing for penalty; providing for severability; and, providing for an effective date.
3. Discussion and possible action on the renewal of flood insurance as part of the City’s property insurance program for a policy beginning March 25, 2023.
4. Discussion and possible action on approval of Masterson Park and Wastewater Treatment Plant signage to be constructed by Coast Graphics & Signs and authorizing the City Manager to execute the agreement.

Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council approved Consent Agenda items: 1. Discussion and possible action on approving the October 11 and 25, November 8 and December 12, 2022, City Council meeting minutes; 2. Discussion and possible action on Ordinance No. 20230301-002 of the City of Angleton, Texas, amending Sections 1-2. – “Definitions and Rules of Construction.” And 2.266. – “Fee Schedule” of the Code of Ordinances, City of Angleton, Texas; providing for repeal; providing for penalty; providing for severability; and, providing for an effective date; 3. Discussion and possible action on the renewal of flood insurance as part of the City’s property insurance program for a policy beginning March 25, 2023; 4. Discussion and possible action on approval of Masterson Park and Wastewater Treatment Plant signage to be constructed by Coast Graphics & Signs and authorizing the City Manager to execute the agreement. The item was approved on a 5-0 vote. Mayor Perez was absent from the meeting.

REGULAR AGENDA

5. Presentation by Stephen Campbell with Enterprise Fleet Management to present an update on the agreement between the City and Enterprise.

City Manager, Chris Whittaker introduced the agenda item to Council.

Stephen Campbell, Enterprise Fleet Manager presented a PowerPoint.

6. Discussion and possible action on the 2021 Street Bond Project Package 2: San Felipe Drive and Chevy Chase Drive.

John Peterson, Project Manager with HDR presented the agenda item and recommended awarding the bid to Matula Matula.

Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council approved awarding the 2021 Street Bond Project Package 2: San Felipe Drive and Chevy Chase Drive to Matula and Matula Construction, Inc for the amount of \$1,519,185.90. The item was approved on a 5-0 vote. Mayor was absent from the meeting.

7. Presentation, discussion, and possible action on a Development Agreement (D.A.) for Ashland Development located north of Anchor Rd., East of FM521, and west of SH 288, ANGLETON, TEXAS, between the City of Angleton and ANCHOR HOLDINGS MP, LLC and WILDROCK HOLDINGS, LLC for approximately 879.9 acres of land located in the City's extraterritorial jurisdiction ("ETJ").

The developer requested that the agenda item be postponed for further review with staff.

Upon a motion by Council Member Townsend and seconded by Council Member Gongora, Council Tabled a Development Agreement (D.A.) for Ashland Development located north of Anchor Rd., East of FM521, and west of SH 288, ANGLETON, TEXAS, between the City of Angleton and ANCHOR HOLDINGS MP, LLC and WILDROCK HOLDINGS, LLC for approximately 879.9 acres of land located in the City's extraterritorial jurisdiction ("ETJ") until March 14, 2023, Council meeting. The item was approved on a 5-0 vote. Mayor was absent from the meeting.

ADJOURNMENT

The meeting was adjourned at 6:46 P.M.

These minutes were approved by Angleton City Council on this the 9th day of May, 2023.

CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST

Michelle Perez, TRMC
City Secretary



CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, MARCH 14, 2023 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, MARCH 14, 2023, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Perez called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor Jason Perez
 Mayor Pro-Tem John Wright
 Council Member Cecil Booth
 Council Member Mark Gongora
 Council Member Christiene Daniel

City Manager Chris Whittaker
 City Secretary Michelle Perez
 City Attorney Judith El Masri

ABSENT

Council Member Travis Townsend

PLEDGE OF ALLEGIANCE

Mayor Perez led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Christine Dodson, Angleton resident, addressed council and stated she would like guidance on the maintenance issue for the detention pond behind Rosewood Lane in the Rosewood Subdivision. Ms. Dodson also stated her concerns regarding sidewalks on Henderson Rd.

David Linder, Precinct 4 County Commissioner with Brazoria County, addressed council and stated he would like to speak on the Ashland Development. Mr. Linder stated he is not against development and thinks this is a good development. He encouraged the city to annex it as soon as possible and stated the County has had good discussions with the developer and appreciates

the opportunity to share their thoughts and concerns. Would like to see the city ordinances to be enforced with the mud providing law enforcement, it would be beneficial to the neighbors and city.

CONSENT AGENDA

1. Discussion and possible action on approving Resolution No. 20230314-001 declaring property salvage and authorizing the disposal of certain items of salvage property.
2. Discussion and possible action on approving the Professional Services Agreement with Freese and Nichols, Inc., for the Texas Water Development Board Water and Wastewater Program.

Upon a motion by Council Member Mayor Pro-Tem Wright and seconded by Council Member Daniel, Council approved Consent Agenda items: 1. Discussion and possible action on approving Resolution 20230314-001 declaring property salvage and authorizing the disposal of certain items of salvage property; and 2. Discussion and possible action on approving the Professional Services Agreement with Freese and Nichols, Inc., for the Texas Water Development Board Water and Wastewater Program. The motion passed on a 5-0 vote. Council Member Townsend was absent from the meeting.

REGULAR AGENDA

3. Update, discussion and possible action on the Lead and Copper Rule Revisions (LCRR) - Lead Service Line Inventory by KSA Engineers.

This item was removed from the agenda to be discussed at the March 28, 2023, City Council meeting.

4. Discussion and possible action on a request that Brazoria County place a traffic light at CR 44 (Anchor Rd.) and Enchanting Oaks Dr. (Heritage Oaks Subdivision/Lakeside Park entrance). The subject intersection is approximately 1440 ft. east of the SH288 northbound exit ramp on Anchor Road (CR 44).

Otis Spriggs, Director of Development Services and John Peterson. Project Manager with HDR gave a presentation.

Chris Whitaker, City Manager, stated he will ask Brazoria County if there is a Traffic Impact Analysis and will get a cost estimate.

5. Discussion and possible action on a request for approval of a variance of the sidewalk requirement of Chapter 23, Section 23-14.A. Sidewalks, for Titan Snow Crush Food Truck Park located on SH35, South of Hospital Drive.

Otis Spriggs, Director of Development Services presented the agenda item.

Upon a motion by Mayor Wright and seconded by Council Member Gongora, Council approved a variance of the sidewalk requirement of Chapter 23, Section 23-14.A.

Sidewalks, for Titan Snow Crush Food Truck Park located on SH35, South of Hospital Drive. The motion passed on a 5-0 vote. Council Member Townsend was absent from the meeting.

6. Discussion, and possible action on a Development Agreement (D.A.) for Ashland Development located north of Anchor Rd., East of FM521, and west of SH 288, ANGLETON, TEXAS, between the City of Angleton and ANCHOR HOLDINGS MP, LLC and WILDROCK HOLDINGS, LLC for approximately 879.9 acres of land located in the City's extraterritorial jurisdiction ("ETJ").

Otis Spriggs, Director of Development Services and Judith El Masri, City Attorney updated Council on the Development Agreement.

7. Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #3.

Upon a motion by Council Member Booth and seconded by Council Member Gongora, Council approved the preliminary plat of the Ashland Project Street Dedication #3. The motion passed on a 4-1 vote with Mayor Pro-Tem Wright opposed. Council Member Townsend was absent from the meeting.

8. Discussion and possible action regarding an update on the repairs of two substandard homes located at 320 W. Peach St. and 1124 N. Arcola St.

Kyle Reynolds, Development Services Assistant Director gave a presentation.

Council recommended that staff visit the homes every 30-45 days and to continue receiving updates from the homeowners.

9. Presentation, discussion and possible action on the year-to-date financial report including an update on the revenue generated by the Water and Sewer rate increase.

Phil Conner, Director of Finance gave a PowerPoint presentation.

Hector Renteria, Assistant Director of Public Works presented Council with a handout and gave a presentation on the water and wastewater lines.

10. Discussion and possible action on Ordinance No. 20230314-010 amending the fiscal year 2022-2023 budget to include the general fund, the water fund, and miscellaneous minor funds; declaring a public necessity; providing a severability clause; providing an open meetings clause and an effective date.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Daniel, Council approved Ordinance No. 20230314-010 amending the Fiscal Year 2022-2023 budget to include the general fund, the water fund, and miscellaneous minor funds; declaring a public necessity; providing a severability clause; providing an open meetings clause and an effective date. The motion passed on a 5-0 vote. Council Member Townsend was absent from the meeting.

- 11. Discussion and possible action on the naming of the Wastewater Treatment Plant, Wastewater Treatment Plant Lab, and the new Municipal Operations Center.

The Wastewater Treatment Plant Lab will be renamed Flores Wastewater Laboratory after long time city employee, and chief operator Olga Flores. The New Municipal Operations Center will be renamed King Municipal Operations Center after David Lee King. Mr. King who dedicated 44 years to the City of Angleton before retiring in 2016.

Council recommended that staff come back to council with a new name suggestion for The Wastewater Treatment Plant.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Booth, Council approved the renaming of the Wastewater Treatment Plant Lab to the Flores Wastewater Laboratory in honor of Olga Flores and the renaming of the New Municipal Operations Center to the King Municipal Operations Center in honor of David Lee King. The motion passed on a 5-0 vote. Council Member Townsend was absent from the meeting.

ADJOURNMENT

The meeting was adjourned at 8:28 P.M.

These minutes were approved by Angleton City Council on this the 9th day of May, 2023.

CITY OF ANGLETON, TEXAS

 Jason Perez
 Mayor

ATTEST

 Michelle Perez, TRMC
 City Secretary



**CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, MARCH 28, 2023 AT 6:00 PM**

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, MARCH 28, 2023, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Perez called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor Jason Perez
Mayor Pro-Tem John Wright
Council Member Mark Gongora
Council Member Travis Townsend
Council Member Christiene Daniel

City Manager Chris Whittaker
Assistant City Secretary Desiree Henson
City Attorney Megan Mikutis

ABSENT

Council Member Cecil Booth

PLEDGE OF ALLEGIANCE

Council Member Wright led the Pledge of Allegiance.

INVOCATION

Council Member Townsend led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

1. Presentation of the Fair Housing Proclamation

Mayor Perez presented the Fair Housing Proclamation.

2. Presentation of the Angleton Christian School Varsity Basketball Team Proclamation.

Mayor Perez presented the Angleton Christian School Varsity Basketball Team Proclamation to Coach Khory Ross and the Varsity Basketball team.

CONSENT AGENDA

3. Discussion and possible action on approving a proposal with iAD Architects for the professional design and engineering services of the Fire Department's new Apparatus Bay facility.
4. Discussion and possible action on approving an agreement with Schneider Electric for the performance of an Investment Grade Audit to determine the scope of work, guaranteed savings amount, energy conservation measures ("ECMs"), and project price for a comprehensive improvement program.
5. Discussion and possible action on Resolution No. 20230328-005 responding to the application of CenterPoint Energy Resources Corp., D/B/A CenterPoint Energy Entex and CenterPoint Energy Texas Gas - Texas Coast Division (CenterPoint), to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; authorizing the city's participation in a coalition of cities known as the "Texas Coast Utilities Coalition of Cities" (TCUC); requiring the reimbursement of costs.
6. Discussion and possible action on approving the December 13, 2022, and January 10 and 24, 2023, City Council meeting minutes.
7. Discussion and possible action on Resolution No. 20230328-007 declaring property surplus and authorizing the sale of surplus property (Police Incident Trailer).
8. Discussion and possible action on sub facility naming dedication of the standalone sports field amenity within Bates Park.

Upon a motion by Council Member Townsend and seconded by Council Member Wright, Council approved consent items: 3. Discussion and possible action on approving a proposal with iAD Architects for the professional design and engineering services of the Fire Department's new Apparatus Bay facility; 5. Discussion and possible action on Resolution No. 20230328-005 responding to the application of CenterPoint Energy Resources Corp., D/B/A CenterPoint Energy Entex and CenterPoint Energy Texas Gas - Texas Coast Division (CenterPoint), to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; authorizing the city's participation in a coalition of cities known as the "Texas Coast Utilities Coalition of Cities" (TCUC); requiring the reimbursement of costs; 6. Discussion and possible action on approving the December 13, 2022, and January 10 and 24, 2023, City Council meeting minutes; 7. Discussion and possible action on Resolution No. 20230328-007 declaring property surplus and authorizing the sale of surplus property (Police Incident Trailer). The motion passed on a 5-0 vote. Council Member Booth was absent.

Council pulled items no. 4 and no. 8 for further discussion.

4. Discussion and possible action on approving an agreement with Schneider Electric for the performance of an Investment Grade Audit (IGA) to determine the scope of work, guaranteed savings amount, energy conservation measures (“ECMs”), and project price for a comprehensive improvement program.

Chris Whittaker, City Manager introduced the item. He stated it is a 9-month IGA project and stated billing could be over a period of two years.

The council discussed for Schneider to remain in the \$27,000 budget for the current year and to bill the remaining balance the following budget year. Mayor Pro-Tem Wright requested to get written documentation that the cost can be split in two annual payments.

Upon a motion by Council Member Wright and seconded by Council Member Gongora, Council approved an agreement with Schneider Electric for the performance of an Investment Grade Audit to determine the scope of work, guaranteed savings amount, energy conservation measures (“ECMs”), and project price for a comprehensive improvement program subject to billing of \$60,000 be split into two annual payments. The motion passed on a 5-0 vote. Council Member Booth was absent.

8. Discussion and possible action on sub facility naming dedication of the standalone sports field amenity within Bates Park.

Megan Mainer, Parks and Recreation Director introduced the item. Discussion took place between staff and Council regarding future options for field use.

Upon a motion by Council Member Wright and seconded by Council Member Townsend, Council tabled this item for future discussion. The motion passed on a 5-0 vote. Council Member Booth was absent.

REGULAR AGENDA

9. Update, discussion and possible action on the Lead and Copper Rule Revisions (LCRR) - Lead Service Line Inventory by KSA Engineers.

The presentation was provided by Angela Sanchez, Municipal Team Leader with KSA Engineering.

Council moved to item No. 11

11. Discussion and update from the Anchor Holdings development group regarding the development plans overall and agreements with Brazoria County for the Ashland Development located north of Anchor Rd., East of FM521, and west of SH 288, for approximately 879.9 acres of land located in the City’s extraterritorial jurisdiction (“ETJ”). No action is required.

Chris Whittaker, City Manager introduced the item. The presentation was provided by Richard Muller with Muller Law Group. Discussion took place between Richard Muller with Muller Law Group, Mark Janek with Ashland Development, and Council regarding

drainage, highway 288 frontage road, public safety, and law enforcement for the Ashland Development.

Council moved to item No. 10.

10. Discussion and possible action regarding the proposed Harris Reservoir Expansion Project.

Chris Whittaker, City Manager introduced the item. Morris Massingill, Director with Brazosport Water Authority briefed Council and staff on the status of the proposed Harris Reservoir Expansion Project.

12. Discussion and possible action on renaming the Oyster Creek Wastewater Treatment Plant.

Chris Whittaker, City Manager introduced the item.

Upon a motion by Council Member Wright and seconded by Council Member Daniel, Council approved renaming the Oyster Creek Wastewater Treatment Plant to Angleton Wastewater Treatment Plant. The motion passed on a 5-0 vote. Council Member Booth was absent.

13. Discussion and possible action on the Fiscal Year 2022-23 budget and priorities for Fiscal Year 2023-24 budget.

Chris Whittaker, City Manager introduced the item. The presentation was provided by Phillip Conner, Director of Finance. Colleen Martin, Human Resources Director, Jeff Sifford, Public Works Director, Megan Mainer, Parks and Recreation Director, Scott Myers, Fire Chief and Lupe Valdez, Police Chief addressed Council with concerns, priorities and plans for the Fiscal Year 2023-24 budget.

ADJOURNMENT

The meeting was adjourned at 8:11 P.M.

These minutes were approved by Angleton City Council on this the 9th day of May, 2023.

CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST:

Michelle Perez, TRMC
City Secretary



CITY OF ANGLETON
CITY COUNCIL MINUTES
 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
 TUESDAY, APRIL 11, 2023 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, APRIL 11, 2023, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Perez called the Council Meeting to order at 6:03 P.M.

PRESENT

Mayor Jason Perez
 Mayor Pro-Tem John Wright
 Council Member Cecil Booth
 Council Member Travis Townsend
 Council Member Christiene Daniel

City Manager Chris Whittaker
 City Secretary Michelle Perez
 City Attorney Judith EIMasri

ABSENT

Council Member Mark Gongora

PLEDGE OF ALLEGIANCE

Council Member Daniel led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

EXECUTIVE SESSION

The City Council convened into executive session at 6:05 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

1. Discussion and possible action to consult with Attorney pursuant to Section 551.071 of the Texas Government Code; pending or contemplated litigation; settlement offer regarding Christopher Hill v. City of Angleton, Texas.

OPEN SESSION

The City Council reconvened into Open Session at 6:27 P.M. pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

No action was taken.

CONSENT AGENDA

2. Discussion and possible action on a request to approve purchasing or leasing a new storage server or cloud services from Texas Department of Information Resources (DIR) contract vendor Dell to replace PIVOT3 Network Attached Storage (NAS).
3. Discussion and possible action on a waiver of permit fees for the construction of a new home and demo of existing structure located at 504 W. Peach, Angleton, Tx. 77515 in the SF6.3 zoning district.
4. Consideration of approval of a Final Plat for Windrose Green Section 3 Subdivision. The subject property consists of 23.70 acres, 122 Lots, 3 Blocks, 4 Reserves, in the T.S. Lee Survey, Abstract #318, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.
5. Discussion and possible action on a Preliminary Plat for Ashland Utility Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes, out of the Shubael Marsh Survey A-81 & A-82, Brazoria County, Texas as submitted by Ashton Gray Development.
6. Discussion and possible action on the preliminary plat of the Ashland Project Coral Haven Street Dedication.
7. Discussion and possible action on a revised preliminary plat for Angleton Park Place Subdivision Section 1.

Council removed item No. 4, 5, 6, and 7 for discussion.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council moved to approve the consent agenda item: 2. Discussion and possible action on a request to approve purchasing or leasing a new storage server or cloud services from Texas Department of Information Resources (DIR) contract vendor Dell to replace PIVOT3 Network Attached Storage (NAS); and 3. Discussion and possible action on a waiver of permit fees for the construction of a new home and demo of existing structure located at 504 W. Peach, Angleton, Tx. 77515 in the SF6.3 zoning district. The motion passed on a 5-0 vote. Council Member Gongora was absent.

4. Consideration of approval of a Final Plat for Windrose Green Section 3 Subdivision. The subject property consists of 23.70 acres, 122 Lots, 3 Blocks, 4 Reserves, in the T.S. Lee Survey, Abstract #318, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.

The presentation was given by Otis Spriggs, Director of Development Services.

Council Member Booth stated there are administrative errors that need to be corrected: There are two adjoining entities, The good Shepard Lutheran Church and the drainage ditch owned by the Angleton Drainage District filed their deed for record of Brazoria County, not the deed records of Brazoria County. The written description and the drawing of the parcel being developed need to be corrected to the "Official Records of Brazoria County" for both entities.

Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council moved to approve a Final Plat for Windrose Green Section 3 Subdivision. The subject property consists of 23.70 acres, 122 Lots, 3 Blocks, 4 Reserves, in the T.S. Lee Survey, Abstract #318, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection. The motion *failed* on a 2-3 vote with Mayor Pro-Tem Wright, Council Members Daniel and Townsend opposed. Council Member Gongora was absent.

The motion failed due to drainage concerns with the volume of houses being built.

5. Discussion and possible action on a Preliminary Plat for Ashland Utility Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes, out of the Shubael Marsh Survey A-81 & A-82, Brazoria County, Texas as submitted by Ashton Gray Development.

The presentation was given by Otis Spriggs, Director of Development Services.

Upon a motion by Council Member Booth and seconded by Council Member Townsend, Council moved to approve a Preliminary Plat for Ashland Utility Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes, out of the Shubael Marsh Survey A-81 & A-82, Brazoria County, Texas as submitted by Ashton Gray Development. The motion passed on a 4-1 vote with Mayor Pro-Tem Wright opposed. Council Member Gongora was absent.

7. Discussion and possible action on a revised preliminary plat for Angleton Park Place Subdivision Section 1.

The presentation was given by Otis Spriggs, Director of Development Services.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Booth, Council moved to approve a revised preliminary plat for Angleton Park Place Subdivision Section 1. The motion passed on a 5-0 vote. Council Member Gongora was absent.

PUBLIC HEARING AND ACTION ITEM

8. Conduct a public hearing, discussion, and take possible action on Ordinance No. 20230411-008 an application for a Special Use Permit (SUP), pursuant to Sec. 28-63 of the Code of Ordinances, for a Daycare within the Commercial General Zoning District(C-G), DBA Carwood Preparatory Academy Daycare/Preschool at 1100 E. Mulberry St., Angleton, TX, Stes. D&E.

The presentation was provided by Otis Spriggs, Director of Development Services.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council opened the public hearing at 7:09 P.M. The motion passed on a 5-0 vote. Council Member Gongora was absent.

There were no speakers for or against.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council closed the public hearing at 7:10 P.M. The motion passed on a 5-0 vote. Council Member Gongora was absent.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Daniel, Council moved to approve Ordinance No. 20230411-008 an application for a Special Use Permit (SUP), pursuant to Sec. 28-63 of the Code of Ordinances, for a Daycare within the Commercial General Zoning District(C-G), DBA Carwood Preparatory Academy Daycare/Preschool at 1100 E. Mulberry St., Angleton, TX, Stes. D&E. The motion passed on a 5-0 vote. Council Member Gongora was absent.

REGULAR AGENDA

6. Discussion and possible action on the preliminary plat of the Ashland Project Coral Haven Street Dedication.

Presentation was given by Otis Spriggs, Director of Development Services.

Council Member Booth stated there are administrative errors with the notation of the record where it states the Community Records of Brazoria County and needs to be corrected to the Commissioners Court Records of Brazoria County. On the drawing along FM 521 the note states that it is a Volume P, Page 201 but does not state what record that references. Mr. Booth stated it will need to be corrected prior to bringing back the final plat.

Upon a motion by Council Booth seconded by Council Member Townsend, Council moved to approve the preliminary plat of the Ashland Project Coral Haven Street Dedication with the condition of a Development Agreement. The motion passed on a 4-1 vote with Mayor Pro-Tem Wright opposed. Council Member Gongora was absent.

9. Discussion and possible action on the preliminary plat of Ashland Section 2.

The presentation was provided by Otis Spriggs, Director of Development Services.

The applicant has requested that the item be tabled. Council complied with the applicants request.

No action was taken.

10. Discussion and possible action on a Preliminary Plat for Austin Colony Section 1 A, within Planned Development (PD) District No. 3., on an approximate 164.50 acres of land located on the north side of Anchor Road (CR 44) approximately 2,000 feet northwest of W. Wilkins Street.

The presentation was provided by Otis Spriggs, Director of Development Services.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Booth, Council moved to approve a Preliminary Plat for Austin Colony Section 1 A, within Planned Development (PD) District No. 3., on an approximate 164.50 acres of land located on the north side of Anchor Road (CR 44) approximately 2,000 feet northwest of W. Wilkins Street. The motion passed on a 5-0 vote. Council Member Gongora was absent.

11. Discussion and possible action on a Final Plat for Riverwood Ranch Section 3. The proposed final plat consists of approximately 73 single family residential lots on approximately 35.62 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.

The presentation was provided by Otis Spriggs, Director of Development Services.

Upon a motion by Council Member Booth and seconded by Mayor Pro-Tem Wright, Council moved to approve a Final Plat for Riverwood Ranch Section 3. The proposed final plat consists of approximately 73 single family residential lots on approximately 35.62 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east. The motion *failed* on a 2-3 vote with Mayor Pro-Tem Wright, Council Members Daniel and Townsend opposed. Council Member Gongora was absent.

Mayor recessed the meeting at 7:59 P.M.

Mayor reconvened the meeting at 8:12 P.M.

Council Member Daniel stated she would like to see more 60 ft lots and water lots backed up to the established neighborhood.

Council Member Townsend stated that he cannot approve without seeing Section 4. If Cancel approves Section 3 then changes can still be made to Section 4.

Council Member Booth stated he would like to approve the section 3 plat with the contingency that Section 4 remains the same as the preliminary section 3 plat that was approved at the 5\24\22 Council meeting.

Mayor Perez stated bigger lots are being requested that will cost the residents more money. The homes need to remain affordable to keep Angleton diverse.

Chris Whittaker, City Manager recommended the developer revert back to staff and come up with a solution to bring Section 3 and 4 final plats back to Council.

Mayor Pro-Tem Wright stated he has remained consistent voting against the preliminary plat and now the final plat. His concerns are with the lot sizes.

Upon a motion by Mayor Pro-Tem Wright to retract the initial failed motion. This motion failed for lack of a second.

12. Discussion of a Project Concept for the Mulberry Fields Subdivision site for consideration of a new concept, for approximately 13 acres of land located north of W. Mulberry St., West side of N. Walker St, and south of W. Live Oak St., within the SF-6.3 Zoning District. No action is required.

The agenda item was introduced by Otis Spriggs, Director of Development Services.

The presentation was given by Corey Boyer, Manager of development.

Mayor Pro-Tem stated he had concerns with the entrance of and on to Mulberry St. Mr. Boyer stated there are two points of egress, one off Walker St. and one onto Mulberry. Mayor Pro-Tem stated he would also like to see a larger driveway for parking. Likes the idea of Townhomes but not the whole development being townhomes, would like diversity.

Councilmember Townsend stated he would like to see the open space green, larger driveway for parking and widened roads for street parking. Would like to hear Planning and Zoning Commission feedback and their vote.

Councilmember Daniel would like to hear feedback from citizens in the area.

EXECUTIVE SESSION

The City Council convened into executive session at 9:42 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

13. Discussion and possible action on personnel matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee, pursuant to Government Code Section 551.074. (City Manager)

OPEN SESSION

The City Council reconvened into Open Session at 10:18 P.M. pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

13. Discussion and possible action on personnel matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee, pursuant to Government Code Section 551.074. (City Manager)

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member booth, Council approved a three-year contract with the current City Manager, Chris Whittaker, with the details are to be set forth by the City Attorney and Human Resource Director, Colleen Martin on the terms discussed in executive session. The motion passed on a 5-0 vote. Council Member Gongora was absent.

ADJOURNMENT

The meeting was adjourned at 10:19 P.M.

These minutes were approved by Angleton City Council on this the 9th day of May, 2023.

CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST:

Michelle Perez, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: 5/9/2023

PREPARED BY: Phill Conner, Finance Director

AGENDA CONTENT: Discussion and possible action on a resolution supporting the City of Angleton's applications for grants from the Texas Department of Transportation 2023 Transportation Alternatives Set Aside call for projects

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

City staff is in the process of preparing 3 applications for grants from the Texas Department of Transportation's 2023 Transportation Alternatives Set-Aside call for projects. These are the downtown sidewalk project, Loop 274 shared paths and multi-modal transportation master plan. One of the requirements for the applications is a resolution from the City Council supporting the applications.

RECOMMENDATION:

Staff recommends that the Council approve this resolution.

RESOLUTION 20230509-002

A RESOLUTION SUPPORTING THE CITY OF ANGLETON, TEXAS (THE “CITY”) APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION’S 2023 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Department of Transportation issued a call for projects in December 2022 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

WHEREAS, the TA funds may be used for development of preliminary engineering (plans, specifications, and estimates and environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible.

WHEREAS, The City of Angleton would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. The City finds the statements set forth in the recitals of this Resolution are true and correct, and the City hereby incorporates such recitals as a part of this Resolution.

SECTION 2. The City supports funding this project or projects as described in the 2023 TA Detailed Application (including the preliminary engineering budget, if any, construction budget, the department’s direct state cost for oversight, and the required local match, if any) and is willing to commit to the project’s development, implementation, construction, maintenance, management, and financing.

SECTION 3. The City is willing and able to enter into an agreement with the department by resolution or ordinance, should the project(s) be selected for funding.

SECTION 4. This resolution shall be effective immediately upon passage.

PASSED AND APPROVED THIS THE 9th DAY OF MAY 2023.

CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST:

Michelle Perez
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: 5/9/2023

PREPARED BY: Phill Conner, Finance Director

AGENDA CONTENT: Discussion and guidance on the percentage for Homestead Exemption, the Over 65 Exemption and Disabled Person Exemption from AD Valorem Taxes.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The Texas Tax Code allows cities to adopt property tax exemptions for homesteads, taxpayers who are over 65 and for taxpayers who are disabled.

Section 11.13 (n) - In addition to any other exemptions provided by this section, an individual is entitled to an exemption from taxation by a taxing unit of a percentage of the appraised value of his residence homestead if the exemption is adopted by the governing body of the taxing unit before July 1 in the manner provided by law for official action by the body. If the percentage set by the taxing unit produces an exemption in a tax year of less than \$5,000 when applied to a particular residence homestead, the individual is entitled to an exemption of \$5,000 of the appraised value. The percentage adopted by the taxing unit may not exceed 20 percent.

Section 11.13(d) - In addition to the exemptions provided by Subsections (b) and (c) of this section, an individual who is disabled or is 65 or older is entitled to an exemption from taxation by a taxing unit of a portion (the amount of which is fixed as provided by Subsection (e) of this section) of the appraised value of his residence homestead ...

I have attached an analysis of a 2%, 3%, 4% and 5% local general homestead option using 2023 preliminary values and the adopted tax rate from 2022. Angleton currently has a 2% local general homestead option. The difference between 2% and 3% exemption is \$48,648.

The analysis includes analyses of the Over 65 and Disabled Persons exemptions. The City currently exempts \$50,000 of appraised value for both Over 65 and Disabled Persons. If the Council were to choose to increase Over 65 from \$50,000 to \$75,000 it would cost \$243,946 in property tax revenue. To increase the Disabled Persons exemption from \$50,000 to \$75,000 the City would lose \$18,563 property tax revenue.

RECOMMENDATION:

Staff is requesting guidance from the Council so an ordinance making any changes can be brought back at a later date.

**Local Homestead Exemption Option Analysis
City of Angleton
2023 Preliminary Values**

Property Count with General Homestead Exemption 4,223
Appraised Value \$1,025,486,719

Exempted Values at 3%, 4% and 5% Local Homestead Options

2% Local Exemption \$24,194,547
3% Local Exemption \$32,056,780
4% Local Exemption \$41,866,261
5% Local Exemption \$51,949,211

Estimated Tax Levy Lost Using 2022 Adopted Tax Rate

2% Local Exemption \$24,194,547 0.618760/\$100 \$149,706.18
3% Local Exemption \$32,056,780 0.618760/\$100 \$198,354.53
4% Local Exemption \$41,866,261 0.618760/\$100 \$259,051.67
5% Local Exemption \$51,949,211 0.618760/\$100 \$321,440.94

Average \$ Exemption Per Homestead Parcel

2% Local Exemption \$ 35 per parcel
3% Local Exemption \$ 47 per parcel
4% Local Exemption \$ 61 per parcel
5% Local Exemption \$ 76 per parcel

**Note: As of January 1, 2022, a homestead exemption can be prorated on as of the date t
property. This means there could be additional homesteads added during the year.**



**Local Over65 Exemption Option Analysis
City of Angleton
2023 Preliminary Values**

Property Count with Over65 Exemption



Exempted Values for Local Over65 Exemption

50,000 Exemption \$ 78,850,000
75,000 Exemption \$ 118,275,000
100,000 Exemption \$ 157,700,000



Estimated Tax Levy Lost Using 2022 Adopted Tax Rate

\$48,648.35 **50,000 Exemption** \$ 78,850,000 0.618760/\$100 \$ 487,892.26
\$109,345.50 **75,000 Exemption** \$ 118,275,000 0.618760/\$100 \$ 731,838.39
\$171,734.76 **100,000 Exemption** \$ 157,700,000 0.618760/\$100 \$ 975,784.52



Average \$ Exemption Per Over65 Parcel

50,000 Exemption \$ 309.38
75,000 Exemption \$ 464.07
100,000 Exemption \$ 618.76

he owner acquires the

**Local Disabled Persons Exemption Option Analysis
City of Angleton
2023 Preliminary Values**

1,577 **Property Count with Disabled Persons Exemption**

Exempted Values for Local Disabled Persons Exemption

50,000 Exemption \$ 6,000,000
75,000 Exemption \$ 9,000,000
100,000 Exemption \$ 12,000,000

Estimated Tax Levy Lost Using 2022 Adopted Tax Rate

\$ 243,946.13	50,000 Exemption	\$	6,000,000	0.618760/\$100	\$ 37,125.60
\$ 487,892.26	75,000 Exemption	\$	9,000,000	0.618760/\$100	\$ 55,688.40
	100,000 Exemption	\$	12,000,000	0.618760/\$100	\$ 74,251.20

Average \$ Exemption Per Disabled Persons Parcel

50,000 Exemption \$ 309.38
75,000 Exemption \$ 464.07
100,000 Exemption \$ 618.76



120



\$ 18,562.80
\$ 37,125.60





AGENDA ITEM SUMMARY FORM

MEETING DATE: May 9, 2023

PREPARED BY: Chris Whittaker

AGENDA CONTENT: County Road 44 and Enchanted Oaks Drive Intersection Study

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: \$25,000.00

FUND: Account #: 01-558-415

EXECUTIVE SUMMARY:

The City had previously requested that HDR prepare a proposal to evaluate the existing and future traffic movements at the intersection of Country Road 44 and Enchanted Oaks Drive. HDR will provide the engineering services identified in the proposal and make recommendations to the City on possible improvements to increase the level of service at this intersection.

RECOMMENDATION: HDR recommends the City to proceed forward with the study to evaluate and provide recommendations to improve the level of service at this intersection.



May 2, 2023

Mr. Chris Whittaker
City Manager
City of Angleton
121 S Velasco,
Angleton, TX 77515

Re: Proposal for intersection study for the City of Angleton, TX

Dear Mr. Whittaker,

HDR Engineering, Inc. (HDR) is pleased to submit this proposal for performing engineering services for the above referenced project. This proposal is based on our understanding of the project as per previous conversations.

1. Introduction and Objective:

The City of Angleton requested HDR to conduct an intersection study to determine what improvements are needed at the intersection of County Road 44 and Enchanted Oaks Drive. As part of the study, a signal warrant analysis will be conducted to determine if the intersection should be signalized per the guidelines provided in the 2011 Texas Manual on Uniform Traffic Control Devices (TMUTCD) Revision 2. In addition to the warrant analysis, the existing year and one future year traffic condition will be analyzed using traffic modeling software Synchro or Highway Capacity Software (HCS). Turning movement counts will be conducted as part of this study.

2. Project Approach:

The first step is the data collection, which includes historical traffic counts from Texas Department of Transportation's (TxDOT) Traffic Count Database System (TCDS) and any previously conducted traffic studies. New turning movement counts will be conducted for 12 hours on an average weekday at the study intersection. These turning movement counts will then be evaluated with each relevant traffic signal warrant as outlined in the TMUTCD. The satisfaction of any of the warrants along with engineering judgement will be important to determine if the study intersection should be signalized.

In addition, the peak hours of traffic for the study intersection will be calculated from the turning movement counts. This peak hour data will be analyzed using traffic modeling software Synchro or HCS to determine the existing year and future year traffic condition of the study intersection. HDR and the City will choose one future year as part of this analysis. A growth rate will be determined using historical traffic counts. Further traffic recommendations will be made using this traffic analysis.

This study will be documented in the form of a project memorandum, which will include conceptual exhibits showing the traffic recommendations and construction cost estimates. HDR will attend up to two meetings to discuss project progress and results.

3. Methodology. The study methodology can be summarized in these steps:

- a. Data Collection
- b. Signal Warrant Analysis
- c. Peak Hour Traffic Analysis
- d. Project Memorandum

a. Data Collection

Historical traffic data will be collected from TxDOT's TCDS and from any previously conducted traffic studies. New turning movement counts will be conducted for 12 hours on an average weekday at the study intersection.

b. Signal Warrant Analysis

Signal warrant analysis will be conducted using TxDOT's Traffic Survey – Count Analysis Form, which uses guidelines from the TMUTCD.

c. Peak Hour Traffic Analysis

The typical traffic operation for an intersection has a morning peak hour and an afternoon peak hour. The new turning movement counts will be used to determine these peak hours. An additional midday or school peak hour may be calculated if needed. The peak hour data will then be analyzed through a capacity analysis using Synchro or HCS. Capacity analysis is a method by which traffic volumes are compared to the calculated roadway and intersection capacities to evaluate existing year and future year traffic conditions. Historical traffic counts will be used to determine a growth rate to project traffic data for a future year scenario.

d. Project Memorandum

This study will be documented in the form of a project memorandum, which will include a summary of the data collection, signal warrant analysis, peak hour calculations, growth rate calculations, existing and future year capacity analysis, conceptual exhibits showing recommended intersection improvements and construction cost estimates.

Deliverables:

1. Turning movement counts in an excel spreadsheet form.
2. TxDOT's Traffic Survey – Count Analysis Form.
3. Conceptual exhibits showing recommended intersection improvements and construction cost estimates.
4. Project memorandum.

FEE SUMMARY

Design Phase Services

Basic Services (Lump Sum):	\$ 24,285
Traffic Counts (Subconsultant's cost plus 10%):	\$ 715
Total Fee:	\$ 25,000

SCHEDULE

It is estimated that the schedule to accomplish the complete the study in approximately six (6) months from the date of authorization to proceed.

INVOICES

HDR will submit monthly invoices for all engineering work completed to invoice date. The invoices for lump sum work will be based on a percentage of completion of each phase applied to the lump sum fee and based on the appropriate fee cost for work from our subconsultants. Time and materials charges and additional services beyond those described in the Scope of Services will be invoiced on the basis of direct labor costs times a factor of 3.18 and direct cost plus 10%. Mileage will be charged at prevailing IRS rates.

HDR appreciates the opportunity to submit this proposal and we look forward to continuing our work with the City.

Sincerely,

HDR ENGINEERING, INC.



David Weston
Vice President/Area Manager

Approved:

Authorized signature on behalf of the City of Angleton: _____

Printed Name: _____

Title: _____

Date: _____



May 1, 2023

Mr. Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Live Oak Ranch Subdivision Final Plat and Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10336228

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the construction plans for the above referenced subdivision and offers the following comments:

General

1. The Angleton Drainage District provided a letter of approval, dated August 17, 2022, with stipulations noted and is provided as an attachment in this review. The Property Owner shall follow the provisions noted in the letter regarding additional structures added to the site in the future. Additionally, improvements shown to discharge into A.D.D. facilities shall be reviewed, inspected, and approved as part of the proposed construction.
2. Texas New Mexico Power has provided a Letter of No Objection contingent upon the recordation of acceptable utility easements as shown on the proposed plat and is provided as an attachment. It shall be the responsibility of the Developer to satisfy all requirements for utility service to the proposed subdivision.
3. It shall be the responsibility of the Developer to complete the unimproved half portion of Angleton Boulevard as part of the proposed subdivision improvements for the Live Oak Subdivision.

Final Plat

Sheet 1 of 2:

1. Revise abbreviations table to notate Brazoria County and associated records.
2. Provide note that it shall be the responsibility of the Developer to complete the unimproved half portion of Angleton Boulevard.
3. Update plat date to current month/year.

Sheet 2 of 2:

1. Provide one corner of the plat to reference the corner of the original abstract survey.

2. Provide a note on the plat that states no driveway access is allowed from Angleton Boulevard for applicable lots.
3. Update Lot Table for block 2 to match lot count on plat (Lots 1 - 19).
4. Update plat date to current month/year.

Construction Plans

Sheet 4 of 49:

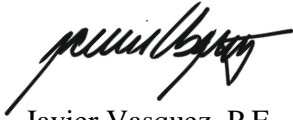
1. Provide a revised copy of the final plat in the construction plans and include both sheets 1 and 2 of the final plat.

HDR takes no objection to the Live Oak Ranch Subdivision Final Plat and Construction Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and calculations are signed, dated, and sealed by a registered professional land surveyor and professional engineer licensed to practice in the State of Texas, which therefore conveys the design professional's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10336228)

Attachments

ANGLETON DRAINAGE DISTRICT



A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160

August 17, 2022

Odyssey Engineering
Attn: Nolan Maciejeski
2500 Tanglewilde Street, Suite 480
Houston, Texas 77063

Re: Live Oak Ranch Subdivision
Plat, Grading, Drainage and Detention

Dear Mr. Maciejeski:

During the special public meeting and budget workshop held on August 16, 2022, the Angleton Drainage District Board of Supervisors unanimously approved the plat, grading and drainage and detention plan for Live Oak Ranch Subdivision as presented:

As presented, this is a proposed 45.10-acre residential development to consist of 65 homes which is east of Angleton Country Estates. The average lot size is 60-feet wide by 110-feet in depth. The existing Houston and Dallas Street will be expanding to connect to this proposed subdivision. There will be an onsite detention pond consisting of 4.87-acre detention pond that will provide 13.90 acre feet of storm water storage. There will be a 24-inch restricting pipe at the outfall into the City's ditch (Earl Knight Ditch) and slope paving will be constructed where the outfall pipe enters the ditch. The revised plan has an elevation storage table to show that the detention pond provides the necessary volume, the connection of the proposed slope paving to the existing slope paving so that there will not be pocket erosion between the two slope paved areas, and has provided a restrictive pipe calculation to verify the 24-inch restricting pipe is appropriate.

If any structures are added to this site in the future, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of the Plat, Grading, Drainage and Detention plan in no way represents that Live Oak Ranch has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the Plat, Grading, Drainage and Detention plan, with the stipulations listed in this letter, if any, by the District.

Should you have any questions regarding this matter, please contact the Angleton Drainage District at 979.849.2414, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Sincerely,

David B. Spoor, Chairman
Angleton Drainage District Board of Supervisors



1207 W. Parkwood Ave.
Friendswood, TX 77546
(281) 996-0453, ext. 37103

March 3, 2023

Clint Mann
Angleton Live Oak Ranch, LLC
2525 Pebble Lodge Ln
Friendswood, TX 77546

RE: Final Plat of Live Oak Ranch, Angleton, Texas

Dear Mr. Mann:

TNMP completed its review of the Final Plat of Live Oak Ranch, being a subdivision of 20.000 being all of Lots 1 through 18, Block 6, all of Lots 1 through 36, Block 7, and all of Lots 1 through 18, Block 8, Angleton Country Estates, recorded in Book D, Volume 29, Page 75, B.C.P.R., City of Angleton City Limits, Brazoria County, Texas. dated January 2023.

TNMP has no objections to the referenced Final Plat of Live Oak Ranch. contingent upon recordation of acceptable utility easements as shown at EXHIBIT "A". TNMP is able to provide electric service to the referenced Plat, dated September 2022, in accordance with the Public Utility Commission of Texas Rates and Tariffs. Public Utility Commission of Texas Rates and Tariffs can be found on website:

<http://www.puc.texas.gov/industry/electric/rates/Trans/TNMP.pdf>

You must have Adobe-Acrobat-PDF to view on computer. For a free download, this can be found at website:

<http://www.adobe.com/products/acrobat/adobepdf.html>.

This letter does not give consent to any encroachments, abandonment of pre-existing easement, roads, alleys, or street rights-of-way. Abandonment of the above requires a formal review, and closure process.

Please contact me should you have any questions or require additional information at 281.996.0453, ext. 37103 or via email at vincent.herrera@tnmp.com

Sincerely,

Vincent R. Herrera, P.E.
Director – Distribution Engineering
TNMP

DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That ANGLETON LIVE OAK RANCH, LLC, a Texas limited liability company, Owners, do hereby adopt this plat designating the hereinabove described property as LIVE OAK RANCH, a subdivision in the jurisdiction of the City of Angleton, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon.

APPROVED this ____ day of _____, 2022, by the Planning and Zoning Commission.

City of Angleton, Texas.
By: _____
Chairman
Planning and Zoning Commission

By: _____
City Secretary

DRAINAGE EASEMENTS MAINTAINED BY A HOMEOWNER'S ASSOCIATION

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

*Drainage Easements shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but does reserve the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues. The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the Owners and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

The owners of land shown on this plat, in person or through a duly authorized agent, dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

ANGLETON LIVE OAK RANCH, LLC,
a Texas limited liability company

By: _____
Clint A. Mann,
President

John Mark Otto
Registered Professional Land Surveyor
State of Texas No. 6672

Date

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Clint A. Mann, President of Angleton Live Oak Ranch, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2022, A.D.

Notary Public in and for
The State of _____

Printed Name of Notary / Expires

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: That I, Megan Lee Crutcher, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

Megan Lee Crutcher, P.E.
Registered Professional Engineer
State of Texas No. 109803

Date

GENERAL NOTES:

1. ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

- B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
D.O.C. - DOCUMENT
E.S.M. - EASEMENT
ETJ - EXTRAJURISDICTIONAL JURISDICTION
F.N.D. - FLOOD
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.M.F. - FORT BEND COUNTY MAP RECORDS
I.P. - IRON PIPE
R. - IRON ROD
R.D. - IRON ROD
NO. - NUMBER
O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
P.G. - PAGE
P.O.B. - POINT OF BEGINNING
R.O.W. - RIGHT-OF-WAY
S.Q.F.T. - SQUARE FEET
S.S.E. - SANITARY SEWER EASEMENT
S.M.S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
VOL. - VOLUME
W.L.E. - WATER LINE EASEMENT

Revise abbreviations table to notate Brazoria County and associated records

2. ELEVATIONS USED FOR Delineating CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD 88 (1991 ADJ.)

3. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS STATE PLANE SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999865957.

4. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 1241804 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF MAY 20, 2021, ISSUED DATE OF MAY 25, 2021, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.

5. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48038C0448, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MILLER SURVEY.

6. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.

7. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

8. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

9. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

10. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

11. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

12. SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.

13. FRONT SETBACKS SHALL BE 20 FEET, REAR SETBACKS SHALL BE 10 FEET, SIDE SETBACKS SHALL BE 16 FEET FOR LOTS ADJACENT TO R.O.W., 5 FEET FOR INTERIORS, AND 5 FEET FOR KEY CORNER LOTS.

14. BUILDING SETBACKS SHALL BE APPLICABLE PER NOTE 13 ABOVE UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLAT. IN NO CASE SHALL THE BUILDING SETBACKS SHOWN ON THE PLAT BE LESS THAN THE MINIMUM REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON.

15. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OR A PROPERTY OWNER ASSOCIATION, TO MAINTAIN THE RESERVE TRACT.

Provide note that it shall be the responsibility of the Developer to complete the unimproved half portion of Angleton Boulevard.

LEGAL DESCRIPTION

METS AND BOUNDS DESCRIPTION OF 20,000 ACRES OR 871,200 SQUARE FEET OF LAND SITUATED IN THE SAAC TINSLEY SURVEY, ABSTRACT NO. 375, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 18, BLOCK 6, ALL OF LOTS 1 THROUGH 36, BLOCK 7 AND ALL OF LOTS 1-18, BLOCK 8 OF ANGLETON COUNTRY ESTATES AS RECORDED IN VOLUME 11, PAGE 48 OF THE BRAZORIA COUNTY PLAT RECORDS AS CONVEYED TO PHILIP D. SHERRBROOK AND KARL M. WRIGHT AS RECORDED IN DOCUMENT NO. 200402087 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

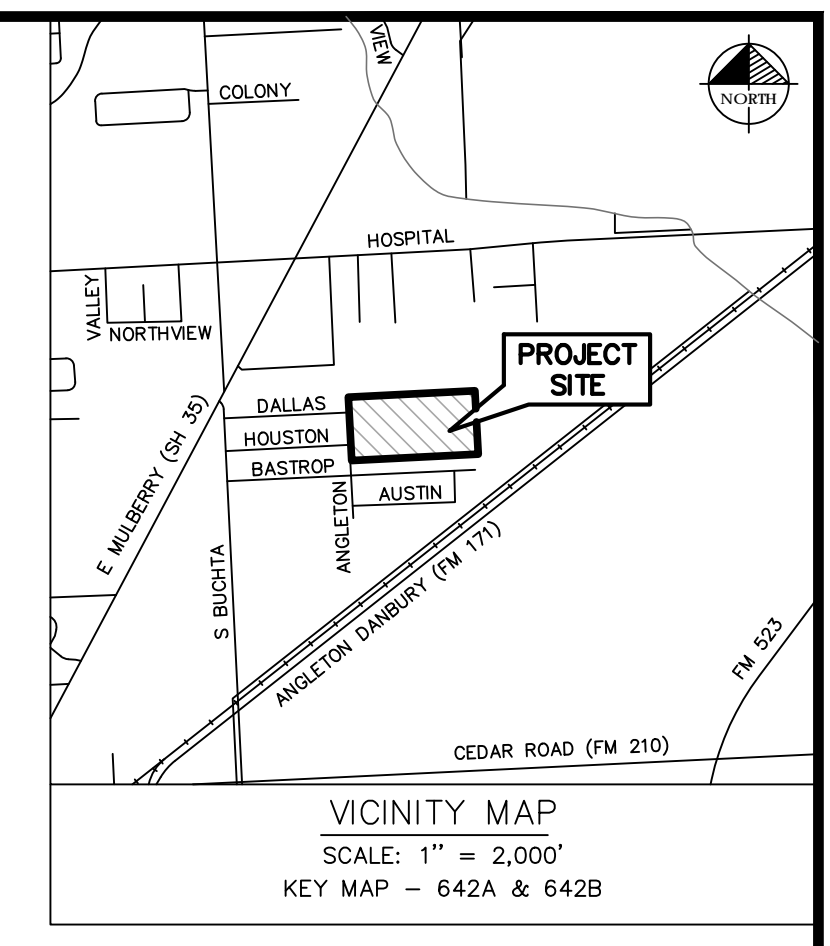
BEGINNING AT A 5/8 INCH IRON ROD WITH CAP FOUND ON THE EAST RIGHT-OF-WAY LINE OF ANGLETON BOULEVARD (63' WIDE RIGHT-OF-WAY) AS RECORDED IN VOLUME 11, PAGE 48 OF THE BRAZORIA COUNTY PLAT RECORDS, THE SOUTHWEST CORNER OF A CALLED 20,018 ACRE TRACT OF LAND CONVEYED TO ANGLETON DANBURY HOSPITAL DISTRICT AS RECORDED IN DOCUMENT NO. 2006004367 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6 OF SAID ANGLETON COUNTRY ESTATES AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, NORTH 87 DEG. 05 MIN. 53 SEC. EAST, ALONG THE SOUTHERLY LINE OF SAID 20,018 ACRE TRACT, A DISTANCE OF 1,320.00 FEET TO THE SOUTHWEST CORNER OF SAID 20,018 ACRE TRACT, BEING ON THE WEST RIGHT-OF-WAY LINE OF AN UNIMPROVED 60 FOOT WIDE COUNTY ROAD, RECORDED IN VOLUME 29, PAGE 75 OF THE BRAZORIA COUNTY PLAT RECORDS, FROM SAID POINT A 5/8 INCH IRON ROD WITH CAP FOUND BEARS NORTH 01 DEG. 21 MIN. 41 SEC. EAST, A DISTANCE OF 0.82 FEET;

THENCE, SOUTH 02 DEG. 55 MIN. 09 SEC. EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID UNIMPROVED RIGHT-OF-WAY, A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF A 15 FOOT WIDE DRAINAGE EASEMENT AS SHOWN IN ANGLETON COUNTRY ESTATES SECTION 2, RECORDED IN VOLUME 15, PAGE 367 OF THE BRAZORIA COUNTY PLAT RECORDS;

THENCE, SOUTH 87 DEG. 05 MIN. 53 SEC. WEST, ALONG THE NORTH LINE OF SAID ANGLETON COUNTRY ESTATES SECTION 2, PASSING AT A DISTANCE OF 14.71 FEET, A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE NORTHEAST CORNER OF LOT 21, BLOCK 1, OF SAID ANGLETON COUNTRY ESTATES SECTION 2, PASSING AT A DISTANCE OF 1,504.70 FEET, A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID ANGLETON COUNTRY ESTATES SECTION 2, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1,320.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET OF THE EAST RIGHT-OF-WAY LINE OF SAID ANGLETON BOULEVARD.

THENCE, NORTH 02 DEG. 55 MIN. 09 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ANGLETON BOULEVARD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20,000 ACRES OR 871,200 SQUARE FEET OF LAND.



FINAL PLAT

LIVE OAK RANCH

A SUBDIVISION OF 20,000 AC. / 871,200 SQ. FT., BEING ALL OF LOTS 1 THROUGH 18, BLOCK 6, ALL OF LOTS 1 THROUGH 36, BLOCK 7, AND ALL OF LOTS 1 THROUGH 18, BLOCK 8, ANGLETON COUNTRY ESTATES, RECORDED IN VOL. 11, PG. 48, B.C.P.R., BEING TRACTS 45, 46, AND 51, OUT OF THE LT. TINSLEY SURVEY, ABSTRACT NO. 375, RECORDED IN BOOK D, VOL. 29, PG. 75, B.C.P.R., CITY OF ANGLETON CITY LIMITS, BRAZORIA COUNTY, TEXAS.

3 BLOCKS 1 RESERVE 65 LOTS

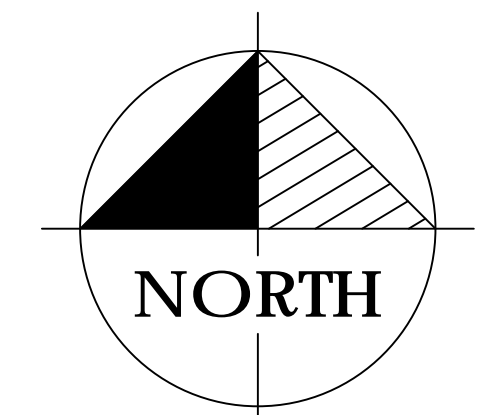
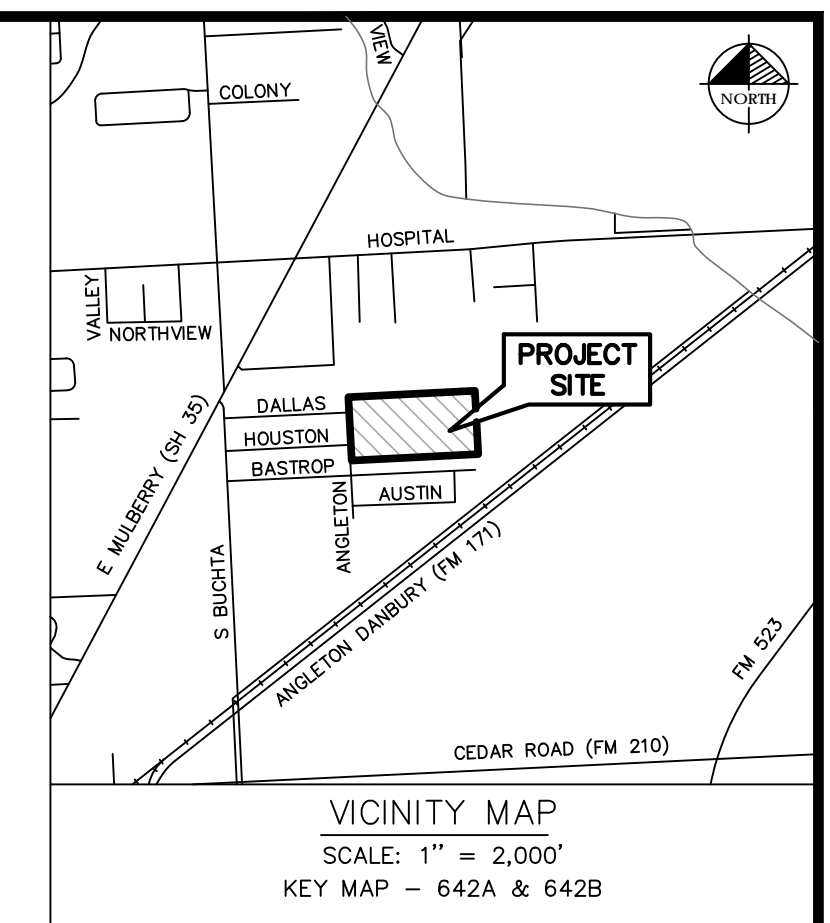
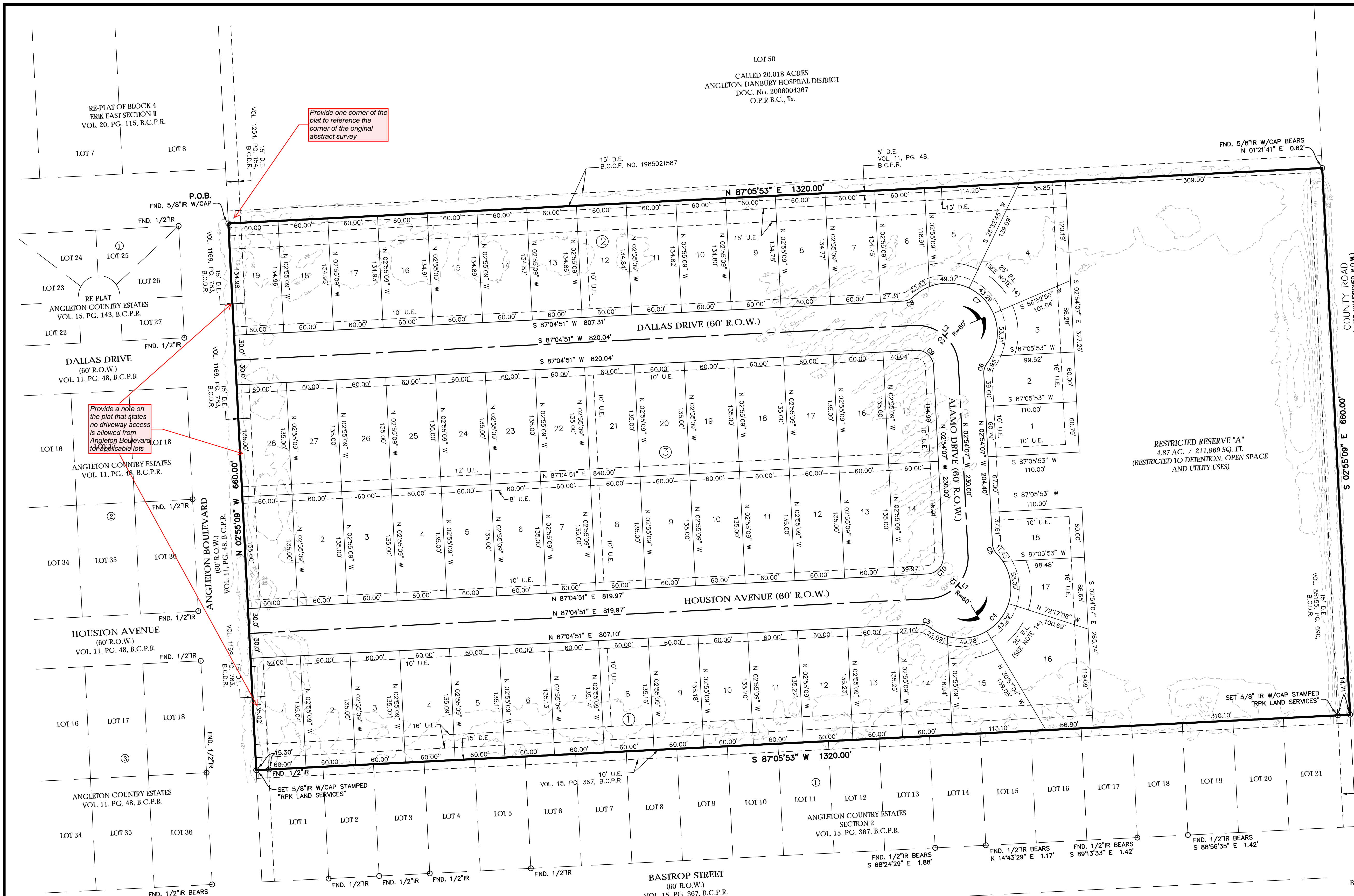
SEPTEMBER 2022
Update plat date to current month/year

Owners
ANGLETON LIVE OAK RANCH, LLC
a Texas limited liability company
2525 Pebble Lodge Ln.
Friendswood, TX 77546

Surveyor
MILLER SURVEY
DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

Prepared By
BEACON LAND SERVICES
5301 Katy Freeway, Suite 100
Houston, TX 77007
(713) 936-0280



GRAPHIC SCALE: 1" = 60'
60 0 60 120 Feet

RE-PLAT OF BLOCK 4
ERIK EAST SECTION II
VOL. 20, PG. 115, B.C.P.R.

LOT 50
CALLED 20.018 ACRES
ANGLETON-DANBURY HOSPITAL DISTRICT
DOC. No. 2006004367
O.P.R.B.C., Tx.

LOT 135

CALLLED 45.10 ACRES
JESSE SMITH
DOC. No. 2004019903, O.P.R.B.C., Tx.

IT. TINSLEY SURVEY SUBDIVISION
VOL. 29, PG. 75, B.C.D.R.
LOT 136

LIVE OAK RANCH

A SUBDIVISION OF 20.000 AC. / 871,200 SQ. FT.
BEING ALL OF LOTS 1 THROUGH 18, BLOCK 6, ALL OF LOTS 1 THROUGH 36, BLOCK 7,
AND ALL OF LOTS 1 THROUGH 18, BLOCK 8, ANGLETON COUNTRY ESTATES,
RECORDED IN VOL. 11, PG. 48, B.C.P.R.,
BEING TRACTS 45, 46, AND 51, OUT OF THE IT. TINSLEY SURVEY, ABSTRACT NO. 375,
RECORDED IN BOOK D, VOL. 29, PG. 75, B.C.P.R.,
CITY OF ANGLETON CITY LIMITS,
BRAZORIA COUNTY, TEXAS.

3 BLOCKS 1 RESERVE 65 LOTS

SEPTEMBER 2022

Update plat date to current month/year

Surveyor

MILLER SURVEY

DCCM

Prepared By

BEACON LAND SERVICES

Owners
ANGLETON LIVE OAK RANCH, LLC
a Texas limited liability company
2525 Pebble Lodge Ln.
Friendswood, TX 77546

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

5301 Katy Freeway, Suite 100
Houston, TX 77007
(713) 936-0280

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	78.52	70.70	N 42°05'22" E	87°58'38"
C2	50.00	78.53	70.72	N 47°54'38" W	90°01'02"
C3	20.00	11.30	11.00	S 72°23'47" E	47°58'44"
C4	60.00	180.06	119.70	N 42°05'22" E	171°56'23"
C5	20.00	14.30	14.00	N 27°23'29" W	47°58'44"
C6	20.00	14.03	13.74	N 17°11'30" E	47°11'15"
C7	60.00	178.43	119.58	N 47°54'38" W	172°23'32"
C8	20.00	14.03	13.74	S 66°50'13" W	47°11'15"
C9	20.00	31.42	28.29	S 47°54'38" E	90°01'02"
C10	20.00	31.41	28.28	S 42°05'22" W	87°58'38"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 47°54'38" E	6.00'
L2	N 42°05'22" E	5.00'

RESERVE TABLE

RES.	AC. / S.F.	USE RESTRICTION
A	4.87 / 211,969	DETENTION, OPEN SPACE AND UTILITY USES

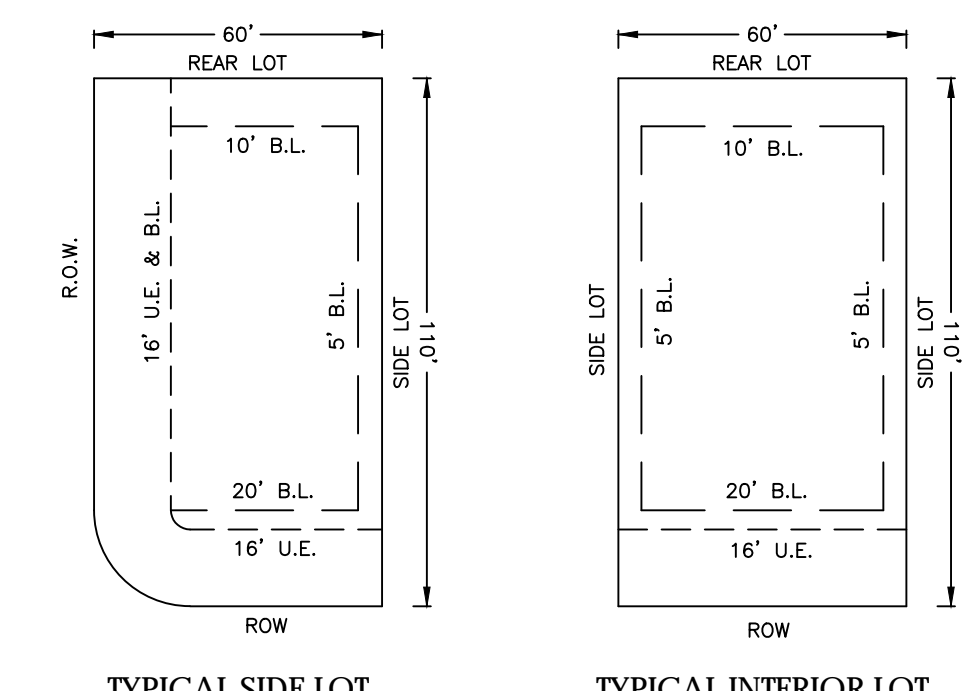
LOT AREA TABLES

BLOCK	LOT	SQ. FT.	AC.
1	1	8,102	0.1860
1	2	8,103	0.1860
1	3	8,104	0.1860
1	4	8,105	0.1861
1	5	8,106	0.1861
1	6	8,107	0.1861
1	7	8,108	0.1861
1	8	8,109	0.1862
1	9	8,110	0.1862
1	10	8,111	0.1862
1	11	8,112	0.1862
1	12	8,114	0.1862
1	13	8,115	0.1863
1	14	7,869	0.1806
1	15	9,620	0.2208
1	16	12,646	0.2903
1	17	6,404	0.1470
1	18	6,502	0.1493

BLOCK	LOT	SQ. FT.	AC.
2	19	6,687	0.1535
2	20	6,518	0.1496
2	21	6,443	0.1479
2	22	12,693	0.2914
2	23	9,698	0.2226
2	24	7,845	0.1801
2	25	8,085	0.1856
2	26	8,086	0.1856
2	27	8,088	0.1857
2	28	8,089	0.1857
2	29	8,090	0.1857
2	30	8,091	0.1857
2	31	8,092	0.1858
2	32	8,093	0.1858
2	33	8,094	0.1858
2	34	8,095	0.1858
2	35	8,096	0.1859
2	36	8,097	0.1859
2	37	8,098	0.1859

BLOCK	LOT	SQ. FT.	AC.
3	1	8,100	0.1860
3	2	8,100	0.1860
3	3	8,100	0.1860
3	4	8,100	0.1860
3	5	8,100	0.1860
3	6	8,100	0.1860
3	7	8,100	0.1860
3	8	8,100	0.1860
3	9	8,100	0.1860
3	10	8,100	0.1860
3	11	8,100	0.1860
3	12	8,100	0.1860
3	13	8,100	0.1860
3	14	8,012	0.1839

BLOCK	LOT	SQ. FT.	AC.
3	15	8,017	0.1840
3	16	8,100	0.1860
3	17	8,100	0.1860
3	18	8,100	0.1860
3	19	8,100	0.1860
3	20	8,100	0.1860
3	21	8,100	0.1860
3	22	8,100	0.1860
3	23	8,100	0.1860
3	24	8,100	0.1860
3	25	8,100	0.1860
3	26	8,100	0.1860
3	27	8,100	0.1860
3	28	8,100	0.1860



Item 5. LIVE OAK RANCH 21-027-00

BRAZORIA COUNTY

CITY OF ANGLETON

PROPOSED WATER DISTRIBUTION, WASTEWATER COLLECTION, PAVING AND STORM WATER FACILITIES TO SERVE

LIVE OAK RANCH

A SUBDIVISION OF 20.000 AC. BEING 3 BLOCKS, 1 RESERVE, & 65 LOTS

JOB NO. 21-027-00

WATERSHED: LOWER OYSTER CREEK

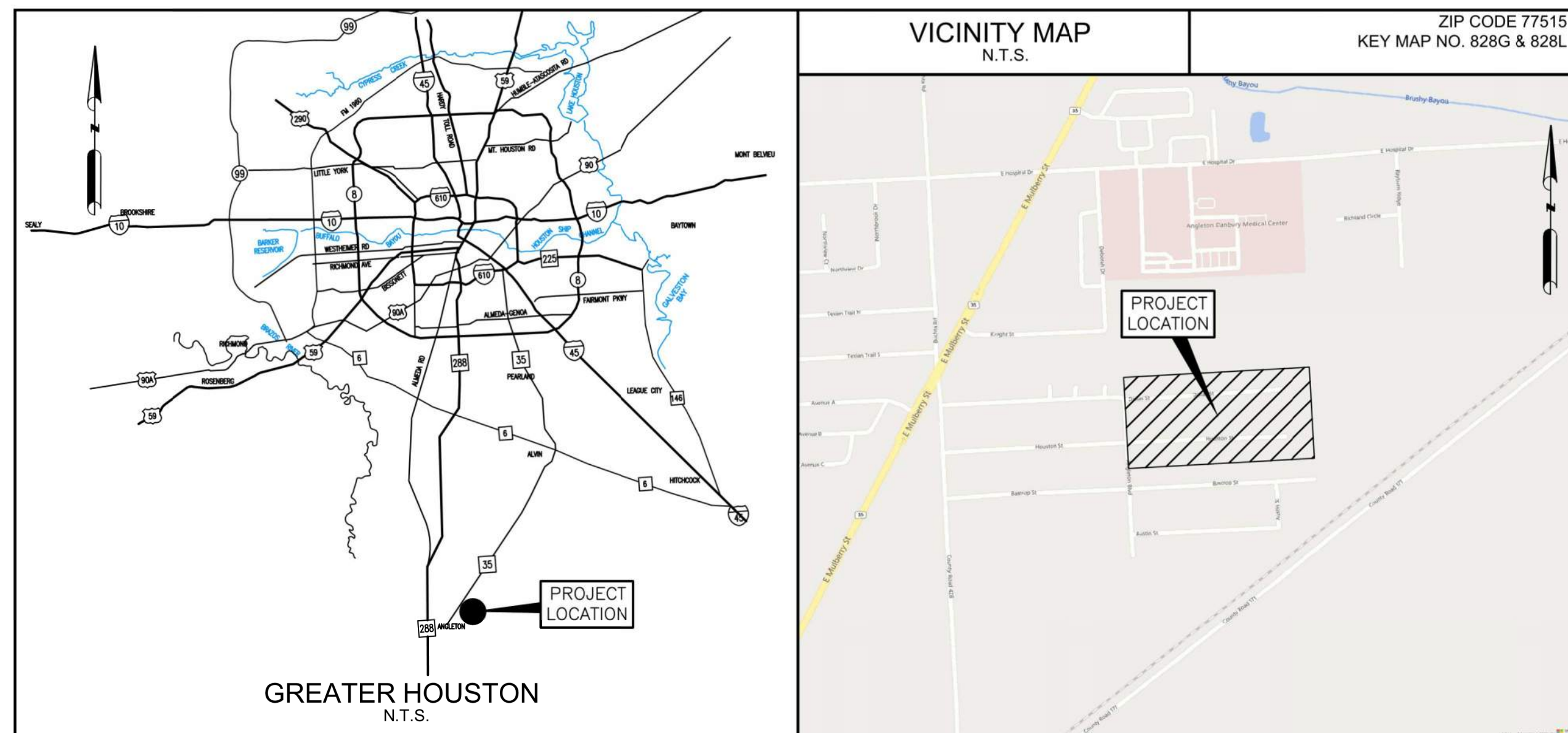
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0445K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE OF COMPLIANCE BY THE CITY ENGINEER.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES (1 OF 2)
3	GENERAL NOTES (2 OF 2)
4	PLAT
5	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
6	STORM WATER POLLUTION PREVENTION PLAN
7	SANITARY SEWER & WATERLINE LAYOUT
8	SIGNAGE, CURB LAYOUT, & PAVEMENT MARKINGS
9	STORM SEWER LAYOUT
10	STORM CALCULATIONS
11	DETENTION POND LAYOUT
12	DETENTION POND SERVICE AREA & CALCULATIONS
13	GRADING LAYOUT
14	GRADING CROSS SECTIONS
15	TRAFFIC CONTROL PLAN LAYOUT
16	DALLAS DRIVE PLAN & PROFILE (STA. 0+00 TO 9+00)
17	ALAMO DRIVE PLAN & PROFILE (STA. 9+00 TO 14+00)
18	HOUSTON AVENUE PLAN & PROFILE (STA. 14+00 TO 23+00)
19	ANGLETON BOULEVARD PLAN & PROFILE (STA. 0+00 TO 4+00)
20	ANGLETON BOULEVARD PLAN & PROFILE (STA. 4+00 TO 8+00)
21	OFFSITE SANITARY CONNECTION PLAN & PROFILE
22	OFFSITE WATER CONNECTION PLAN & PROFILE
23	STORM OUTFALL 1A & POND OUTFALL PLAN & PROFILE
24	PAVING DETAILS (1 OF 9)
25	PAVING DETAILS (2 OF 9)
26	PAVING DETAILS (3 OF 9)
27	PAVING DETAILS (4 OF 9)
28	PAVING DETAILS (5 OF 9)
29	PAVING DETAILS (6 OF 9)
30	PAVING DETAILS (7 OF 9)
31	PAVING DETAILS (8 OF 9)
32	PAVING DETAILS (9 OF 9)
33	WATER DETAILS (1 OF 2)
34	WATER DETAILS (2 OF 2)
35	SANITARY DETAILS (1 OF 2)
36	SANITARY DETAILS (2 OF 2)
37	ANGLETON MANHOLE COVER DETAIL
38	STORM DETAILS (1 OF 10)
39	STORM DETAILS (2 OF 10)
40	STORM DETAILS (3 OF 10)
41	STORM DETAILS (4 OF 10)
42	STORM DETAILS (5 OF 10)
43	STORM DETAILS (6 OF 10)
44	STORM DETAILS (7 OF 10)
45	STORM DETAILS (8 OF 10)
46	STORM DETAILS (9 OF 10)
47	STORM DETAILS (10 OF 10)
48	STORM WATER POLLUTION PREVENTION PLAN DETAILS (1 OF 2)
49	STORM WATER POLLUTION PREVENTION PLAN DETAILS (2 OF 2)



GENERAL NOTES:

- 1. CONTACT THE CITY'S DEVELOPMENT SERVICES DEPARTMENT AT (979)849-4364 PRIOR TO STARTING WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING.
2. CONTRACTOR IS RESPONSIBLE FOR HAVING ALL BURIED UTILITIES IDENTIFIED, PROTECTED, REPLACED AND/OR PROPERLY REPAIRED IF DAMAGED. REPAIRS/REPLACEMENT SHALL BE AT CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL OBTAIN AND MAINTAIN ON SITE ALL APPLICABLE PERMITS AND AN APPROVED COPY OF THE PLANS AND SPECIFICATIONS. NOTIFY THE CITY'S DEVELOPMENT SERVICES DEPARTMENT 48 HOURS PRIOR TO COMMENCEMENT OF WORKING HOURS.

LIME SUBGRADE:

- 1. LIME SHALL BE A "SLURRY" AS PER TxDOT 260 UNLESS SPECIFICALLY RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY ENGINEER.
2. ALL LIME SLURRIES SHALL BE FURNISHED AT OR ABOVE THE MINIMUM "DRY SOLIDS" CONTENTS AS APPROVED BY THE ENGINEER.
3. SUBGRADES SHALL BE STABILIZED WITH A MINIMUM SIX PERCENT (6%) LIME BY WEIGHT, EIGHT INCHES (8") THICK THE INITIAL MIX TO REDUCE PLASTICITY INDEX (PI) TO 20 OR LESS AS DETERMINED BY THE LIME SERIES. THE FINAL MIX SHALL BE AT SIX INCHES (6") THICK.

CONCRETE/PAVING NOTES:

- 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND AUTHORIZATION REQUIRED BY CITY OF ANGLETON.
2. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO CONSTRUCTION AND WILL REPAIR OR REPLACE ANY DAMAGE AT CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL PROTECT WATER, SEWER, AND DRAINAGE FACILITIES AND WILL REPLACE ANY DAMAGED FACILITIES AT HIS OWN EXPENSE. ALL MANHOLES AND VALVES WITHIN THE PAVEMENT AREA SHALL BE ADJUSTED TO FINISH GRADE BY THE PAVING CONTRACTOR WITH THE USE OF APPROVED BLOCKOUTS.

STABILIZED CRUSHED CONCRETE:

- 1. TEST AND ANALYSIS OF AGGREGATE AND BINDER MATERIALS WILL BE PERFORMED IN ACCORDANCE WITH ASTM 1557 AND ASTM 4318. CEMENT SHALL BE ASTM 150 TYPE I.
2. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES (1993) AND ITS LATEST REVISIONS AND CITY OF ANGLETON STANDARDS.
3. TIME COAT SHALL BE 1.5 PERCENT OF EPR-1.
4. DESIGN FOR A MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 200 PSI IN 48 HRS. PROVIDE MINIMUM CEMENT CONTENT OF 2.5K PER SQ. YD. OF MIX. CEMENT CONTENT MAY BE RAISED AT THE CONTRACTOR'S EXPENSE IF TESTS ON FIELD SAMPLES FALL BELOW 200 PSI.

CEMENT STABILIZED SAND:

- 1. ALL STABILIZED SAND SHALL BE A MINIMUM OF 1.5K PER CUBIC YARD.
2. CEMENT STABILIZED SAND (C.S.S.) SHALL ACHIEVE A MINIMUM OF 100 PSI WITHIN 48 HOURS.
3. A MINIMUM OF 2 RANDOM SAMPLES SHALL BE TAKEN EACH WEEK. (FOR SMALLER PROJECTS, ONE SAMPLE MAY SUFFICE WITH CITY OF ANGLETON APPROVAL). THE CITY OF ANGLETON RESERVES THE RIGHT TO REQUIRE ADDITIONAL TESTS, AT THE CONTRACTOR'S EXPENSE.
4. ANY C.S.S. NOT MEETING CITY OF ANGLETON STANDARDS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

BANK SAND:

- 1. BANK SAND IS DEFINED AS A WELL-GRADED SAND, FREE OF SLIT, CLAY, FRIABLE OR SOLUBLE MATERIALS AND ORGANIC MATTER, MEETING THE UNIFIED SOILS CLASSIFICATIONS SYSTEM GROUP SYMBOL SW CRITERIA WITH A PLASTICITY INDEX OF 4.

STORM SEWER NOTES:

- 1. STORM SEWERS SHALL BE DESIGNED AND CONSTRUCTED WITH CITY OF ANGLETON'S STANDARD CONSTRUCTION SPECIFICATIONS AND IN ACCORDANCE WITH CITY OF ANGLETON STANDARD DETAILS SHEET AND LATEST REVISIONS.
2. ALL PIPE STORM SEWERS SHALL BE INSTALLED, BEDDED, AND BACKFILLED IN ACCORDANCE WITH CITY OF ANGLETON STANDARD DETAILS SHEET AND LATEST REVISIONS.
3. ALL CEMENT STABILIZED SAND (C.S.S.) SHALL BE 1-1/2 SK PER CUBIC YD. AND MEET MINIMUM C.S.S. STANDARDS COMPACTED TO 95%.

SANITARY SEWER NOTES:

- 1. SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL BE DESIGNED AND CONSTRUCTED AS PER THE REQUIREMENTS OF THE CITY OF ANGLETON'S STANDARD CONSTRUCTION SPECIFICATIONS AND CORRESPONDING STANDARD CONSTRUCTION DETAILS SHEETS AND AS PER THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY DESIGN CRITERIA FOR SEWERAGE SYSTEMS.
2. ALL MATERIALS AND PRODUCTS USED IN THE CONSTRUCTION OF SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL COMPLY WITH THE CITY OF ANGLETON DESIGN STANDARDS AND THE CURRENT APPROVED PRODUCTS LIST.

DEBRIS AND TRASH NOTES:

- 1. ALL WASTE SOURCES AND STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO.
2. CONSTRUCTION WASTE AND TRASH SHALL BE STORED IN A MANNER THAT MINIMIZES ITS EXPOSURE TO PRECIPITATION AND STORMWATER RUNOFF.
3. WHENEVER POSSIBLE, MINIMIZE PRODUCTION OF DEBRIS AND TRASH.

WATER DISTRIBUTION NOTES:

- 1. WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE DESIGNED AND CONSTRUCTED AS PER REQUIREMENTS OF THE CITY OF ANGLETON DESIGN STANDARDS AND CORRESPONDING STANDARD CONSTRUCTION DETAILS SHEETS AND AS PER THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY DESIGN CRITERIA FOR SEWERAGE SYSTEMS.
2. ALL MATERIALS AND PRODUCTS USED IN THE CONSTRUCTION OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL COMPLY WITH THE CITY OF ANGLETON DESIGN STANDARDS AND THE CURRENT APPROVED PRODUCTS LIST AS MAINTAINED BY THE CITY'S DEVELOPMENT SERVICES DEPARTMENT.

HYPER-CHLORINATED WATER NOTES:

- 1. HYPER-CHLORINATED WATER SHALL NOT BE DISCHARGED TO THE STORM SEWER OR DRAINAGE SYSTEM UNLESS THE CHLORINE CONCENTRATION IS REDUCED TO 4 PPM OR LESS BY CHEMICALLY TREATING THE DE-CHLORINATE OR BY ONSITE NITRATION UNTIL NATURAL ATTENUATION OCCURS.
2. ALL DISCHARGES OF HIGH FLOW RATE AND VELOCITIES SHALL BE DIRECTED TO VELOCITY DISSIPATION DEVICES.
3. CHLORINE CAN BURN VEGETATION, SO IT SHOULD NOT BE USED TO WATER VEGETATION THAT IS BEING MAINTAINED OR STABILIZED. VEGETATED FILTERS OR BUFFERS, OR OTHER VEGETATION TO BE PRESERVED.

SPILL AND LEAK RESPONSE NOTES:

- 1. RECORDS OF RELEASES THAT EXCEED THE REPORTABLE QUANTITY (RQ) FOR OIL AND HAZARDOUS SUBSTANCES SHALL BE MAINTAINED IN ACCORDANCE WITH THE FEDERAL AND STATE REGULATIONS.
2. EMERGENCY CONTACT INFORMATION AND SPILL RESPONSE PROCEDURES SHALL BE POSTED IN A READILY AVAILABLE REA FOR ACCESS BY ALL EMPLOYEES AND SUBCONTRACTORS.
3. SPILL CONTAINMENT KITS SHOULD BE MAINTAINED FOR PETROLEUM PRODUCTS AND OTHER CHEMICALLY UNUSUALLY ONSITE. MATERIALS IN KITS SHOULD BE BASED ON CONTAINMENT GUIDELINES IN THE MATERIAL SAFETY AND DATA SHEETS (MSDS) FOR THE SUBSTANCE MOST FREQUENTLY ONSITE.

SANITARY WASTE NOTES:

- 1. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE NUMBER OF PORTABLE TOILETS BASED ON THE NUMBER OF EMPLOYEES USING THE TOILETS AND THE HOURS THEY WILL WORK.
2. SANITARY FACILITIES SHALL BE PLACED ON A MINIMUM OF 50 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE, CHANNELS OR SURFACE WATERS, IF UNABLE TO MEET THE 50 FOOT REQUIREMENT DUE TO SITE CONFIGURATION, PORTABLE TOILETS SHALL BE A MINIMUM OF 20 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE CHANNELS OR SURFACE WATER AND SECONDARY CONTAINMENT SHALL BE PROVIDED IN CASE OF SPILLS.
3. THE LOCATION OF THE PORTABLE TOILETS SHALL BE ACCESSIBLE TO MAINTENANCE TRUCKS WITHOUT DAMAGING EROSION AND SEDIMENT CONTROLS OR CAUSING EROSION OR TRACKING PROBLEMS.

SUBGRADE STABILIZATION NOTES:

- 1. MINIMIZE THE DISCHARGE OF THE CHEMICAL STABILIZERS BY THE CONTRACTOR LIMITING THE AMOUNT OF STABILIZING AGENT ONSITE TO THAT WHICH CAN BE THOROUGHLY MIXED AND COMPACTED BY THE END OF EACH WORKDAY.
2. STABILIZING AGENT SHALL BE APPLIED AT RATES THAT RESULT IN NO RUN OFF.
3. STABILIZATION SHALL NOT OCCUR IMMEDIATELY BEFORE AND DURING RAINFALL EVENTS.

BENCHMARK(S) / FLOODPLAIN

BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.
TEMPORARY BENCHMARK-A: BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERSECTION AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NOV08B, 2001 ADJUSTMENT)
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERSECTION ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NOV08B, 2001 ADJUSTMENT)

FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0408E EFFECTIVE DECEMBER 30, 2003, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X".

Table with 3 columns: APPR., REVISION, DATE. The table is currently empty.

ODYSSEY ENGINEERING GROUP logo and contact information: 2500 Tanglewilde Street, Suite 300 Houston, Texas 77063 t: 281.306.0240 | www.odysseyeg.com TPBE No. F-17637



CITY OF ANGLETON BRAZORIA COUNTY, TEXAS
121 S Velasco, Angleton, Texas 77515
CITY OF ANGLETON LIVE OAK RANCH

GENERAL NOTES (1 OF 2) table with columns for SURV., DATE, and JOB NO. (21-027-00) and IMAGE NO. (I-21027000-01). Includes a scale table and sheet number 2 of 49 SHEETS.

GENERAL CONSTRUCTION NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLETON CONSTRUCTION MANUAL (ACM) AND LAND DEVELOPMENT CODE, HEREFTER REFERRED TO THE ACM AND THE LDC.
2. APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, ADEQUACY, AND COMPLIANCE OF THE SUBMITTED PLANS.
3. ALL RESPONSIBILITY FOR THE RESTS ON DESIGN ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY AND ACCURACY OF THE DESIGN ENGINEER.
4. DESIGNS SHALL BE IN COMPLETE COMPLIANCE WITH THE LDC AND THE ACM. ANY WAIVER, DEVIATION, VARIANCE, OR EXCEPTION FROM ANY SPECIFIC REQUIREMENT(S) OF THE LDC OR ACM THAT WERE NOT EXPRESSLY REQUESTED WHEN PLANS ARE SUBMITTED, SHALL NOT BE CONSTRUED TO HAVE BEEN GRANTED IF PLANS ARE APPROVED. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE SUCH A WAIVER PROACTIVELY WHEN PLANS ARE SUBMITTED.
5. A MINIMUM OF TWO EXISTING BENCHMARKS SHOULD BE SHOWN ON THE PLANS. IN ADDITION, TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH NEW SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY STANDARDS.
6. CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
7. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY, THE DEVELOPER'S CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. BARRICADES, BUILT TO CITY SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
10. IF BLASTING IS PLANNED, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
11. ANY EXISTING PAVEMENT, CURBS, AND/ OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
12. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
13. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG.
14. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE.

CONSTRUCTION SEQUENCING:

- 1. CALL THE CITY 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY AND ALL AFFECTED UTILITY PROVIDERS, THE GENERAL CONTRACTOR, THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
2. OBTAIN A DEVELOPMENT PERMIT FROM THE CITY.
3. PROVIDE THE CITY WITH EVIDENCE ALL TCEQ LICENSES AND REQUIREMENTS ARE UP TO DATE.
4. INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY THE CITY WHEN INSTALLED.
5. ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS, EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE LDC. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
6. DELIVER APPROVED ROUGH-CUT SHEETS TO THE CITY ENGINEER PRIOR TO CLEARING AND GRUBBING.
7. ROUGH GRADE STREETS. NO DEVELOPMENT OR EMBANKMENT WILL BE PERMITTED AT THIS TIME.
8. INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT OR WITHIN THE ROAD RIGHT-OF-WAY.
9. DELIVER STORM SEWER CUT SHEETS TO THE CITY ENGINEER.
10. BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.
11. DELIVER FINAL GRADE CUT SHEETS TO THE CITY ENGINEER.
12. RE-GRADE STREETS TO SUB-GRADE.
13. ENSURE THAT UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY 1ST-COURSE BASE MATERIAL ON STREETS.
14. INSTALL CURB AND GUTTER.
15. LAY FINAL BASE COURSE ON ALL STREETS.
16. LAY ASPHALT.
17. COMPLETE FINAL GRADING AND RESTORATION OF DETENTION, SEDIMENTATION / FILTRATION PONDS.
18. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
19. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS.
20. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.

SANDBLASTING WASTE NOTES:

- 1. THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE THE SITE SUPERINTENDENT, FOREMAN, OR OTHER PERSON WHO IS RESPONSIBLE FOR SANDBLASTING TO ALSO BE RESPONSIBLE FOR SANDBLASTING WASTE MANAGEMENT.
2. PROHIBIT THE DISCHARGE OF SANDBLASTING WASTE.
3. USE ONLY INERT, NON-DEGRADABLE SANDBLAST MEDIA.
4. USE APPROPRIATE EQUIPMENT FOR THE JOB; DO NOT OVER-BLAST.
5. WHENEVER POSSIBLE, BLAST IN A DOWNWARD DIRECTION.
6. CEASE BLASTING ACTIVITIES IN HIGH WINDS OR IF WIND DIRECTION COULD TRANSPORT GRIT TO DRAINAGE FACILITIES.
7. INSTALL DUST SHIELDING AROUND SANDBLASTING AREAS.
8. COLLECT AND DISPOSE OF ALL SPENT SANDBLAST GRIT, USE DUST CONTAINMENT FABRICS AND DUST COLLECTION HOPPERS AND BARRELS.
9. NON-HAZARDOUS SANDBLAST GRIT MAY BE DISPOSED IN PERMITTED CONSTRUCTION DEBRIS LANDFILLS OR PERMITTED SANITARY LANDFILLS.
10. IF SANDBLAST MEDIA CANNOT BE FULLY CONTAINED, CONSTRUCT SEDIMENT TRAPS DOWNSTREAM FROM LASTING AREA WHERE APPROPRIATE.
11. USE SAND FENCING WHERE APPROPRIATE IN AREAS WHERE BLAST MEDIA CANNOT BE FULLY CONTAINED.
12. IF NECESSARY, INSTALL MISTING EQUIPMENT TO REMOVE SANDBLAST GRIT FROM THE AIR PREVENT RUNOFF FROM MISTING OPERATIONS FROM ENTERING DRAINAGE SYSTEMS.
13. USE VACUUM GRIT COLLECTION SYSTEMS WHERE POSSIBLE.
14. KEEP RECORDS OF SANDBLASTING MATERIALS, PROCEDURES, AND WEATHER CONDITIONS ON A DAILY BASIS.
15. TAKE ALL REASONABLE PRECAUTIONS TO ENSURE THAT SANDBLASTING GRIT IS CONTAINED AND KEPT AWAY FROM DRAINAGE STRUCTURES.
16. SAND BLASTING MEDIA SHOULD ALWAYS BE STORED UNDER COVER AWAY FROM DRAINAGE STRUCTURES.
17. ENSURE THAT STORED MEDIA OR GRIT IS NOT SUBJECTED TO TRANSPORT BY WIND.
18. ENSURE THAT ALL SANDBLASTING EQUIPMENT AND STORAGE CONTAINERS COMPLY WITH CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS.
19. CAPTURE AND TREAT RUNOFF, WHICH COMES INTO CONTACT WITH SANDBLASTING MATERIALS OR WASTE.

CONCRETE SAWCUTTING WASTE NOTES:

- 1. DURING SAWCUTTING OPERATIONS, THE SLURRY AND CUTTINGS SHALL BE CONTINUOUSLY VACUUED OR OTHERWISE RECOVERED AND NOT BE ALLOWED TO DISCHARGE FROM THE SITE.
2. IF THE PAVEMENT TO BE CUT IS NEAR A STORM DRAIN INLET, THE INLET SHALL BE BLOCKED BY SANDBAGS OR EQUIVALENT TEMPORARY MEASURES TO PREVENT THE SLURRY FROM ENTERING THE INLET. REMOVE THE SANDBAGS IMMEDIATELY AFTER COMPLETING SAWCUTTING OPERATIONS, SO THEY DO NOT CAUSE DRAINAGE PROBLEMS DURING STORM EVENTS.
3. SLURRY AND CUTTINGS SHALL NOT BE ALLOWED TO REMAIN ON THE PAVEMENT TO DRY OUT DEVELOP PRE-DETERMINED, SAFE SLURRY DISPOSAL AREAS.
4. COLLECTED SLURRY AND CUTTINGS SHOULD BE IMMEDIATELY HAULED FROM THE SITE FOR DISPOSAL AT A WASTE FACILITY. IF THIS IS NOT POSSIBLE, THE SLURRY AND CUTTINGS SHALL BE DISCHARGED INTO ONSITE CONTAINMENT.
5. THE ONSITE CONTAINMENT MAY BE EXCAVATED OR BERMED PIT LINED WITH PLASTIC MINIMUM OF 10 MILLIMETERS THICK. IF THE PROJECT INCLUDES PLACEMENT OF NEW CONCRETE, SLURRY FROM SAWCUTTING MAY BE DISPOSED OF IN FACILITIES DESIGNATED FOR THE WASHOUT OF CONCRETE TRUCKS INSTEAD CONSTRUCTING A SEPARATE CONTAINMENT.
6. THE CONTAINMENT SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO. IN NO CASE SHALL THE COLLECTION AREA BE CLOSER THAN 20 FEET FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS.
7. SEVERAL, PORTABLE, PRE-FABRICATED, CONCRETE WASHOUT, COLLECTION BASINS ARE COMMERCIALY AVAILABLE AND ARE AN ACCEPTABLE ALTERNATIVE TO AN ONSITE CONTAINMENT PIT.
8. REMOVE WASTER CONCRETE WHEN THE CONTAINMENT IS HALF FULL. ALWAYS MAINTAIN A MINIMUM OF ONE FOOT FREEBOARD.
9. ONSITE EVAPORATION OF SLURRY WATER AND RECYCLING OF THE CONCRETE WASTE IS THE PREFERRED DISPOSAL METHOD. WHEN THIS IS NOT FEASIBLE, DISCHARGE FROM THE COLLECTION AREA SHALL ONLY BE ALLOWED IF A PASSIVE TREATMENT SYSTEM IS USED TO REMOVE THE FINES. MECHANICAL MIXING IS REQUIRED UNTIL THE COLLECTION AREA. THE pH MUST BE TESTED, AND DISCHARGED IS ALLOWED IN IF THE pH DOES NOT EXCEED 8.0. THE pH MAY BE LOWERED BY ADDING SULFURIC ACID TO THE SLURRY WATER.
10. CARE SHALL BE EXERCISED WHEN TREATING THE SLURRY WATER FOR DISCHARGE. MONITORING MUST BE IMPLEMENTED TO VERIFY THAT DISCHARGES FROM THE COLLECTION AREA DO NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
11. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO CONTROL SAWCUTTING WASTE, SINCE THE GRAIN SIZE IS SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.

T.C.E.Q. WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

- 1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. AT A MINIMUM, CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS MEET TCEQ'S RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS.
2. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI [§290.44(A)(1)].
3. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS [§290.44(A)(2)].
4. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY [§290.44(A)(3)].
5. ALL WATER LINE CROSSINGS OF WASTEWATER MAINS SHALL BE PERPENDICULAR [§290.44(E)(4)(B)].
6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE [§290.44(A)(4)].
7. THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES IS 0.25 PERCENT [§290.44(B)].
8. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES WITH VENT OPENINGS TO THE ATMOSPHERE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT [§290.44(D)(1)].
9. THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION [§290.44(F)(1)].
10. WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATERLINE SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED [§290.44(F)(2)].
11. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.
* THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

Q=L*P^2 / 148,000

WHERE:

- Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
• L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
• D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
• P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).
* THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

Q=S*D^2 / 148,000

WHERE:

- Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
• S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
• D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
• P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

- 12. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET §290.44(E)(1)-(4).
13. THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT [§290.44(E)(5)].
14. FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION [§290.44(E)(6)].
15. SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE [§290.44(E)(7)].
16. WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS [§290.44(E)(8)].
17. THE CONTRACTOR SHALL DISINFECT THE NEW WATERLINES IN ACCORDANCE WITH AWWA STANDARD C-651-14 OR MOST RECENT, THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATERLINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER [§290.44(F)(3)].
18. DECHLORINATION OF DISINFECTING WATER SHALL BE IN STRICT ACCORDANCE WITH CURRENT AWWA STANDARD C655-09 OR MOST RECENT.

REV.2/2019

BENCHMARK(S) / FLOODPLAIN

BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.
TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.66 FEET, (NAVD88, 2001 ADJUSTMENT)
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD88, 2001 ADJUSTMENT)

FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C048K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

Table with columns: APPR., REVISION, DATE. Multiple empty rows for revisions.



2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

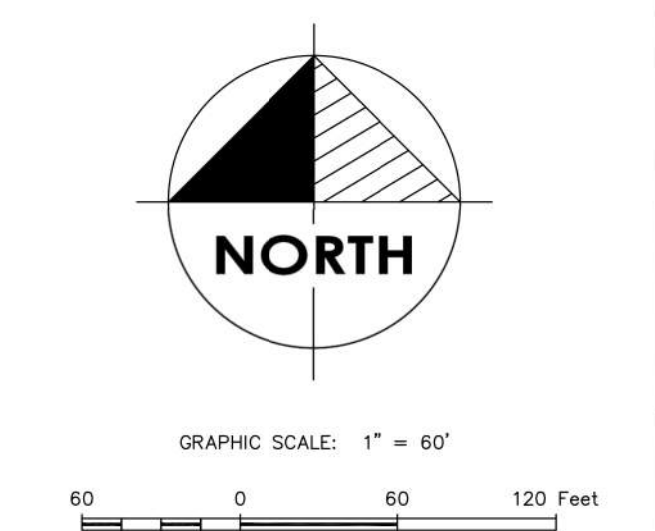
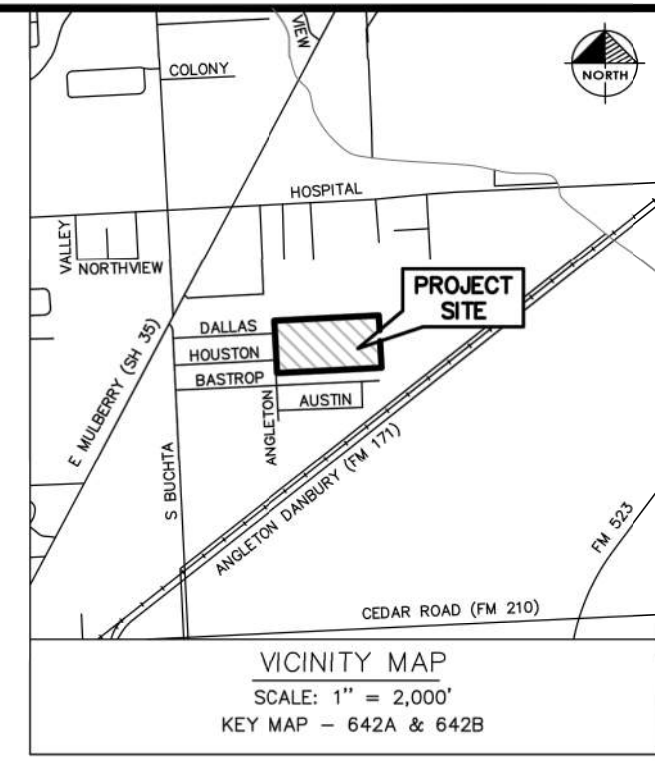
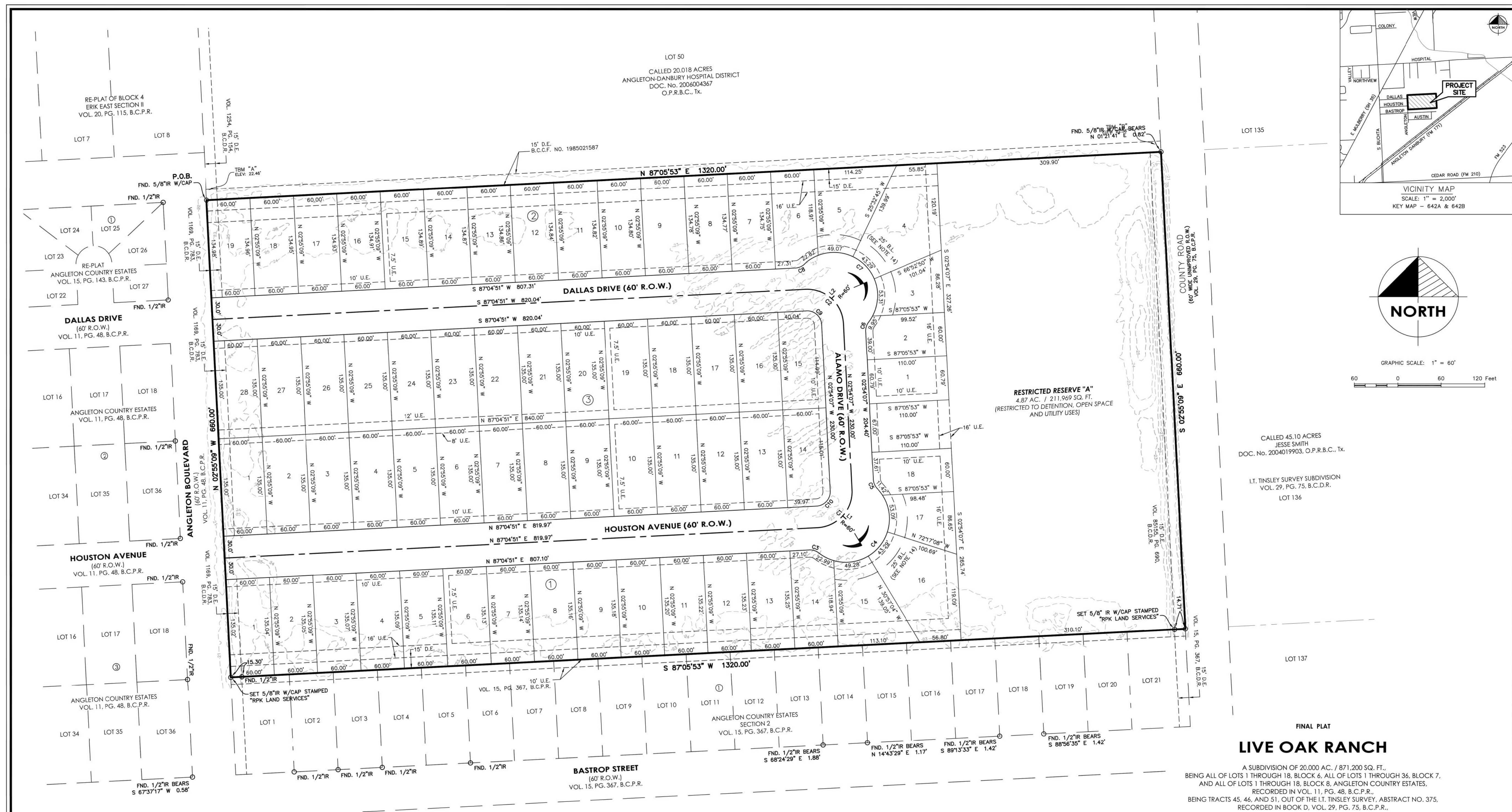
121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

GENERAL NOTES
(2 OF 2)

Table with columns: SURV., DSGN., CHKD., APPR., SCALE (HORIZ, VERT), JOB NO., IMAGE NO., SHEET 3 OF 49 SHEETS.

14-027-000(Planning)General-2102700-GE-GENERAL NOTES.dwg Mar 21, 2023, 11:46am, Edited by: Nilsaquisal



BENCHMARK(S) / FLOODPLAIN

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APPR.	REVISION	DATE

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2500 Tanglewilde Street, Suite 300
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TBPE No. F-17637

MARK C. HODGES
133425
04/04/2023

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

PLAT

SURV.	MS	DATE	5/22	JOB NO.
DSGN.	NPM	DATE	6/22	21-027-00
DWN	NPM	DATE	6/22	
CHKD.	MCH	DATE	3/23	IMAGE NO.
APPR.	MCH	DATE	3/23	I-21027000-01

SCALE:
HORIZ. N/A
VERT. N/A

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.52'	70.70'	N 42°05'22" E	87°58'58"
C2	50.00'	78.50'	70.72'	N 47°54'38" W	90°01'02"
C3	20.00'	14.30'	14.00'	S 72°24'47" E	40°58'44"
C4	40.00'	180.06'	119.70'	N 42°05'22" E	171°34'26"
C5	20.00'	14.30'	14.00'	N 23°22'29" W	40°58'44"
C6	20.00'	14.00'	13.74'	N 17°11'30" E	40°11'15"
C7	40.00'	178.40'	119.26'	N 47°54'38" W	170°23'32"
C8	20.00'	14.00'	13.74'	S 44°59'13" W	40°11'15"
C9	20.00'	31.42'	28.29'	S 47°54'38" E	90°01'02"
C10	20.00'	31.41'	28.28'	S 42°05'22" W	89°38'58"

RESERVE TABLE

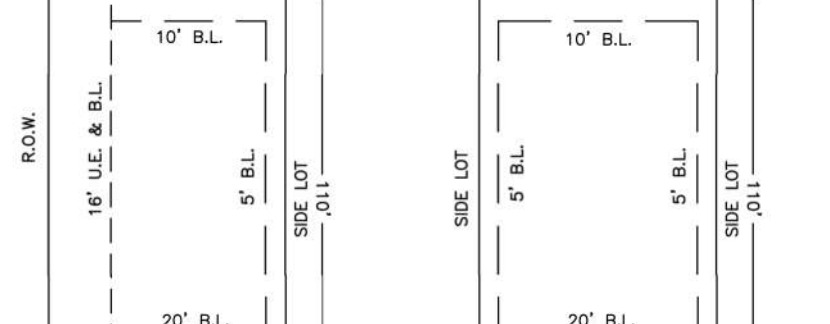
LINE	BEARING	DISTANCE
L1	S 47°54'38" E	3.00'
L2	N 42°05'22" E	5.00'

RESERVE TABLE

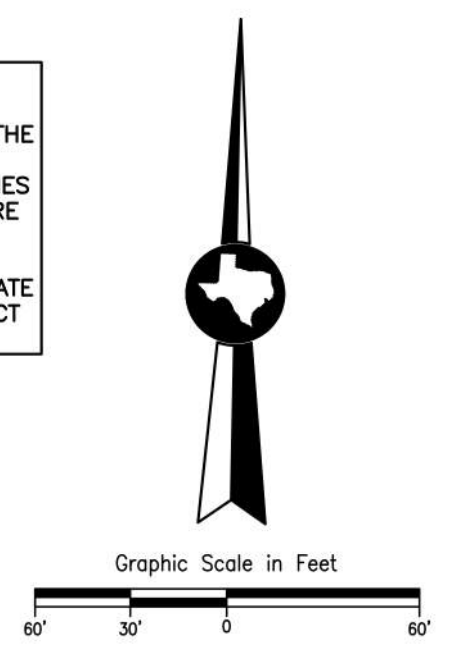
RES.	AC.	TEXT RESTRICTION
A	4.87	DETENTION, OPEN SPACE AND UTILITY USES

LOT AREA TABLES

BLOCK	LOT	SQ.FT.	AC.
1	1	8,102	0.1860
1	2	8,103	0.1860
1	3	8,104	0.1860
1	4	8,105	0.1861
1	5	8,106	0.1861
1	6	8,107	0.1861
1	7	8,108	0.1861
1	8	8,109	0.1862
1	9	8,110	0.1862
1	10	8,111	0.1862
1	11	8,112	0.1862
1	12	8,114	0.1862
1	13	8,115	0.1863
1	14	7,849	0.1804
1	15	9,420	0.2208
1	16	12,644	0.2903
1	17	8,404	0.1897
1	18	6,202	0.1430
2	19	6,487	0.1535
2	20	8,518	0.1949
2	21	12,493	0.2879
2	22	12,493	0.2879
2	23	9,498	0.2206
2	24	7,846	0.1801
2	25	8,085	0.1854
2	26	8,086	0.1854
2	27	8,088	0.1857
2	28	8,089	0.1857
2	29	8,090	0.1857
2	30	8,091	0.1857
2	31	8,092	0.1858
2	32	8,093	0.1858
2	33	8,094	0.1858
2	34	8,095	0.1858
2	35	8,096	0.1859
2	36	8,097	0.1859
2	37	8,098	0.1859
3	1	8,100	0.1860
3	2	8,100	0.1860
3	3	8,100	0.1860
3	4	8,100	0.1860
3	5	8,100	0.1860
3	6	8,100	0.1860
3	7	8,100	0.1860
3	8	8,100	0.1860
3	9	8,100	0.1860
3	10	8,100	0.1860
3	11	8,100	0.1860
3	12	8,100	0.1860
3	13	8,100	0.1860
3	14	8,012	0.1839
3	15	8,017	0.1840
3	16	8,100	0.1860
3	17	8,100	0.1860
3	18	8,100	0.1860
3	19	8,100	0.1860
3	20	8,100	0.1860
3	21	8,100	0.1860
3	22	8,100	0.1860
3	23	8,100	0.1860
3	24	8,100	0.1860
3	25	8,100	0.1860
3	26	8,100	0.1860
3	27	8,100	0.1860
3	28	8,100	0.1860



WARNING:
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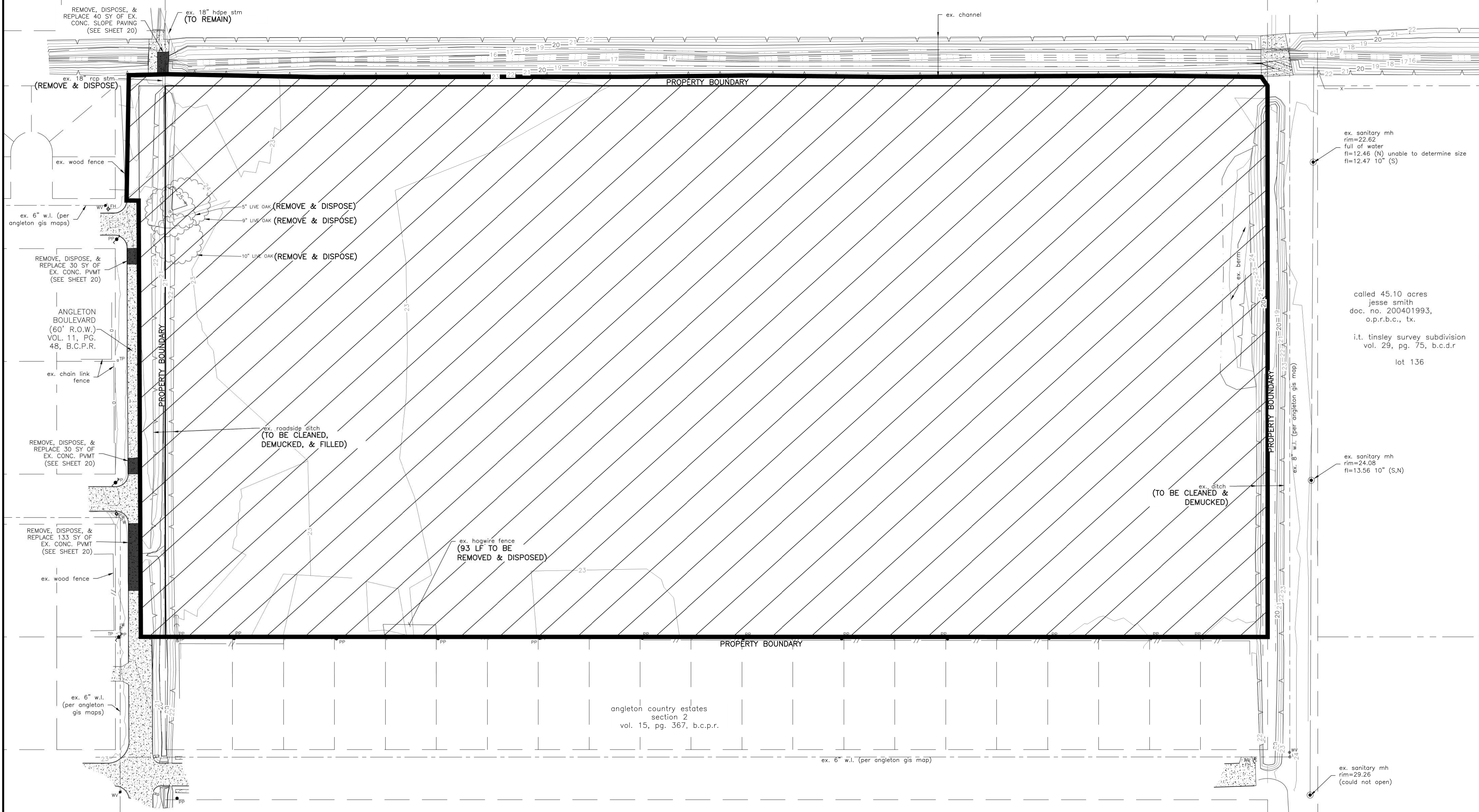
LEGEND

	PROPOSED CLEARING LIMITS
	STABILIZED CONSTRUCTION ACCESS
	REINFORCED FILTER FABRIC FENCE

GENERAL NOTES:

- CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.

lot 50
 called 20.018 acres
 angleton-danbury hospital district
 doc no. 2006004367
 o.p.r.b.c., tx.



BENCHMARK(S) / FLOODPLAIN

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APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637

**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**
 121 S Velasco,
 Angleton, Texas 77515

**CITY OF ANGLETON
 LIVE OAK RANCH**

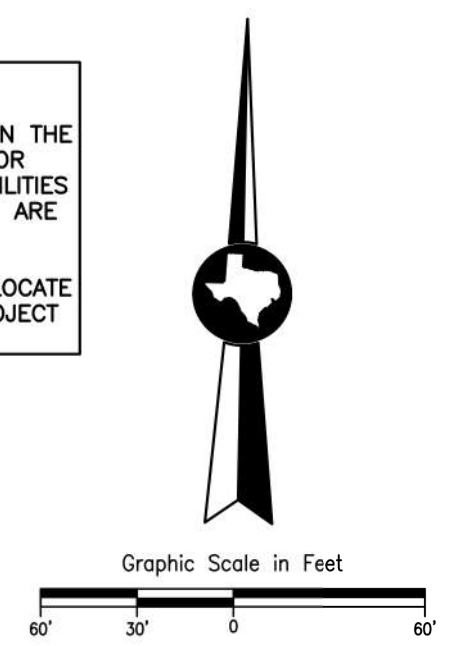
TOPOGRAPHIC SURVEY & DEMOLITION PLAN

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
DWN. NPM. DATE 3/23	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	
SCALE: HORIZ. 1" = 60'	SHEET 5 OF 49 SHEETS
VERT. N/A	

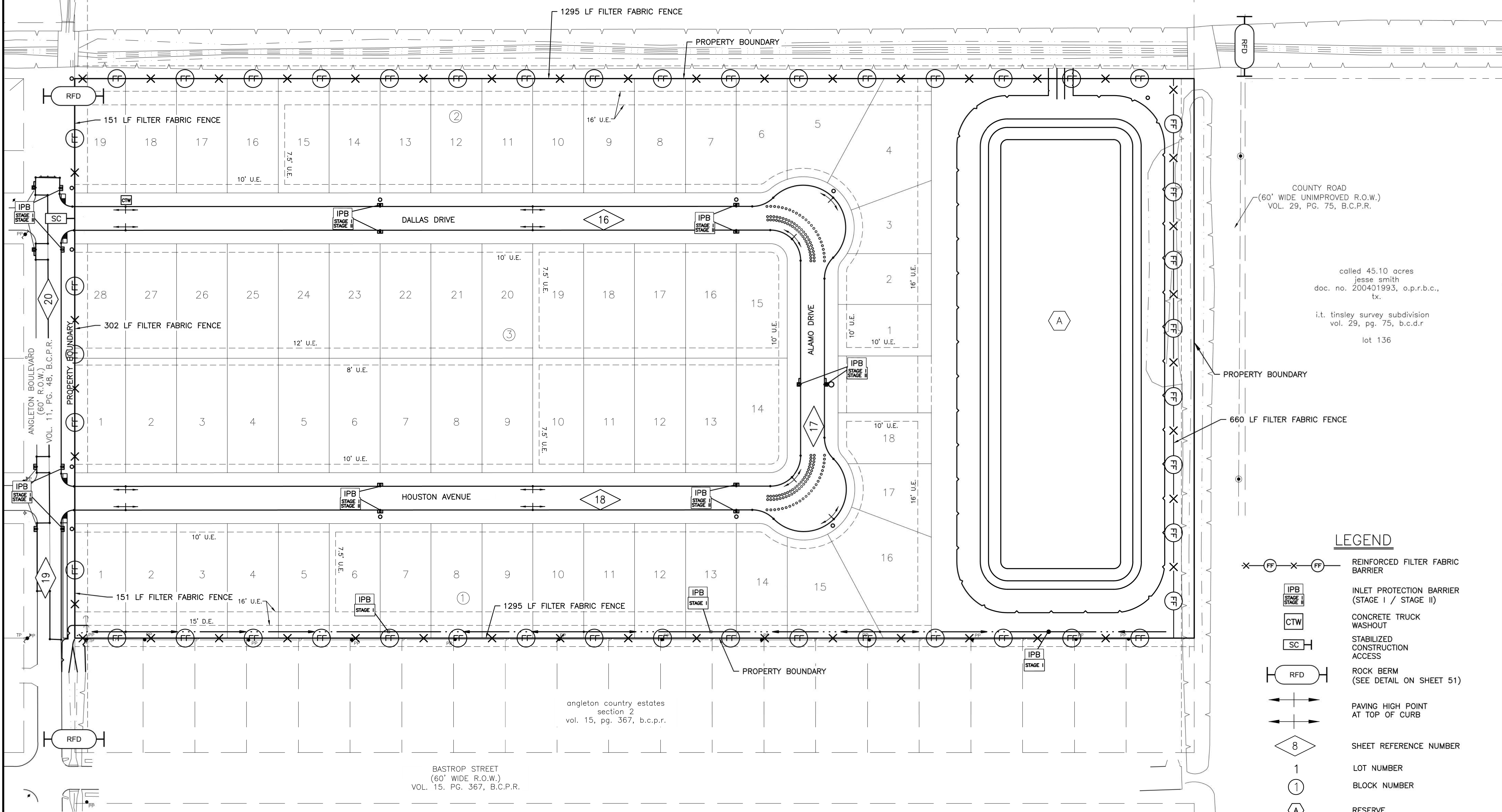
P:\4027-00\Drawings\Topo\21027000-LA-TOPOGRAPHIC SURVEY AND DEMOLITION PLAN.dwg Mar 21, 2023 11:48am Edited by: M.Hodges

lot 50
called 20.018 acres
angleton-danbury hospital
district
doc no. 2006004367
o.p.r.b.c., tx.

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- SWPPP NOTES**
1. SEE SHEET 48-49 OF 49 FOR SWPPP DETAILS.
 2. REINFORCED FILTER FENCE TO BE PLACED 2-FT BEHIND BACK OF CURB.
 3. SEE SHEET 32 OF 49 FOR SIGNAGE DETAILS.



COUNTY ROAD
(60' WIDE UNIMPROVED R.O.W.)
VOL. 29, PG. 75, B.C.P.R.

called 45.10 acres
jesse smith
doc. no. 200401993, o.p.r.b.c.,
tx.

i.t. tinsley survey subdivision
vol. 29, pg. 75, b.c.d.r

lot 136

- LEGEND**
- × FF × FF REINFORCED FILTER FABRIC BARRIER
 - IPB STAGE I / STAGE II INLET PROTECTION BARRIER (STAGE I / STAGE II)
 - CTW CONCRETE TRUCK WASHOUT
 - SC-H STABILIZED CONSTRUCTION ACCESS
 - RFD ROCK BERM (SEE DETAIL ON SHEET 51)
 - PAVING HIGH POINT AT TOP OF CURB
 - 8 SHEET REFERENCE NUMBER
 - 1 LOT NUMBER
 - ① BLOCK NUMBER
 - A RESERVE
 - ♀ STREET SIGN NAME CHANGE ONLY (SEE SHEET 8)
 - ♂ TRAFFIC SIGN (SEE SHEET 8)

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

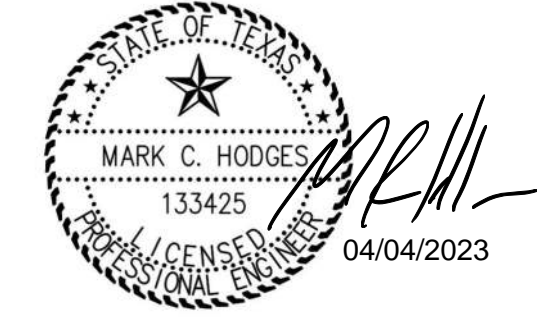
TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.48 FEET, (NAV898, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAV898, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4835030400 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

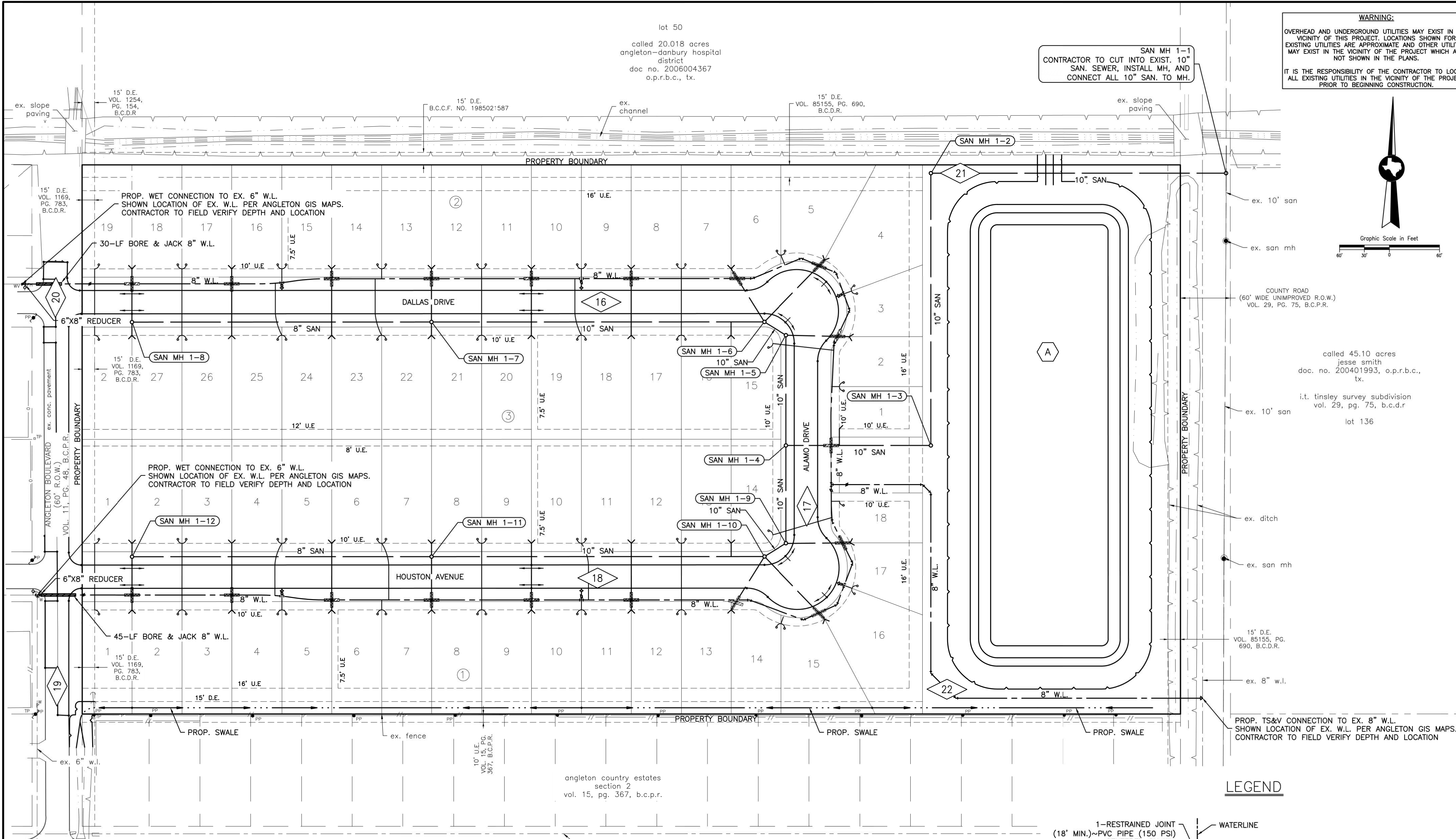
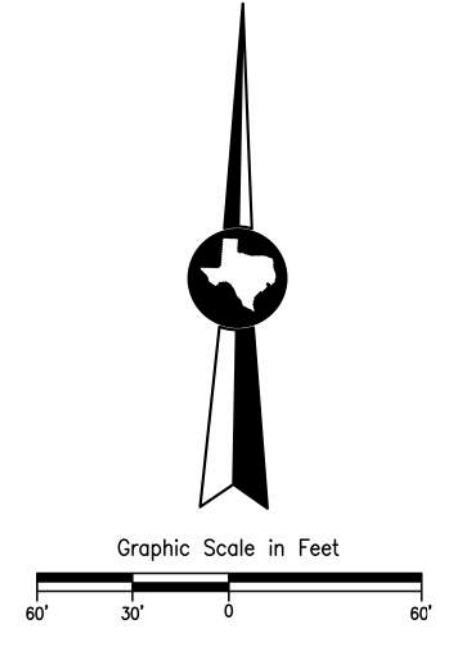
**STORM WATER POLLUTION
PREVENTION PLAN**

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
DWGN. NPM. DATE 6/22	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	
SCALE: HORIZ. 1" = 60'	
VERT. N/A	

lot 50
called 20.018 acres
angleton-danbury hospital
district
doc no. 2006004367
o.p.r.b.c., tx.

WARNING:
OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN IN THE PLANS.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION.

- GENERAL NOTES:**
- MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN, AND SHALL COORDINATE WITH CITY OF ANGLETON PUBLIC WORKS DEPARTMENT UPON CONNECTION.



called 45.10 acres
jesse smith
doc. no. 200401993, o.p.r.b.c., tx.
i.t. tinsley survey subdivision
vol. 29, pg. 75, b.c.d.r.
lot 136

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

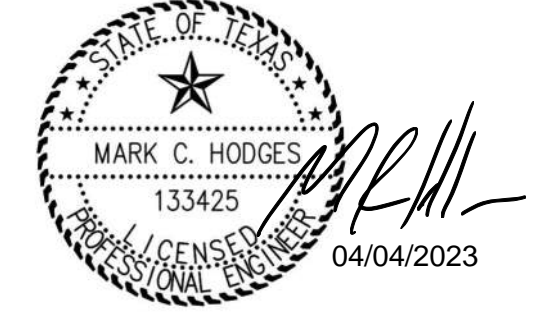
TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4803300A0000 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE



2500 Tanglewilde Street, Suite 300
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**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
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**CITY OF ANGLETON
LIVE OAK RANCH**

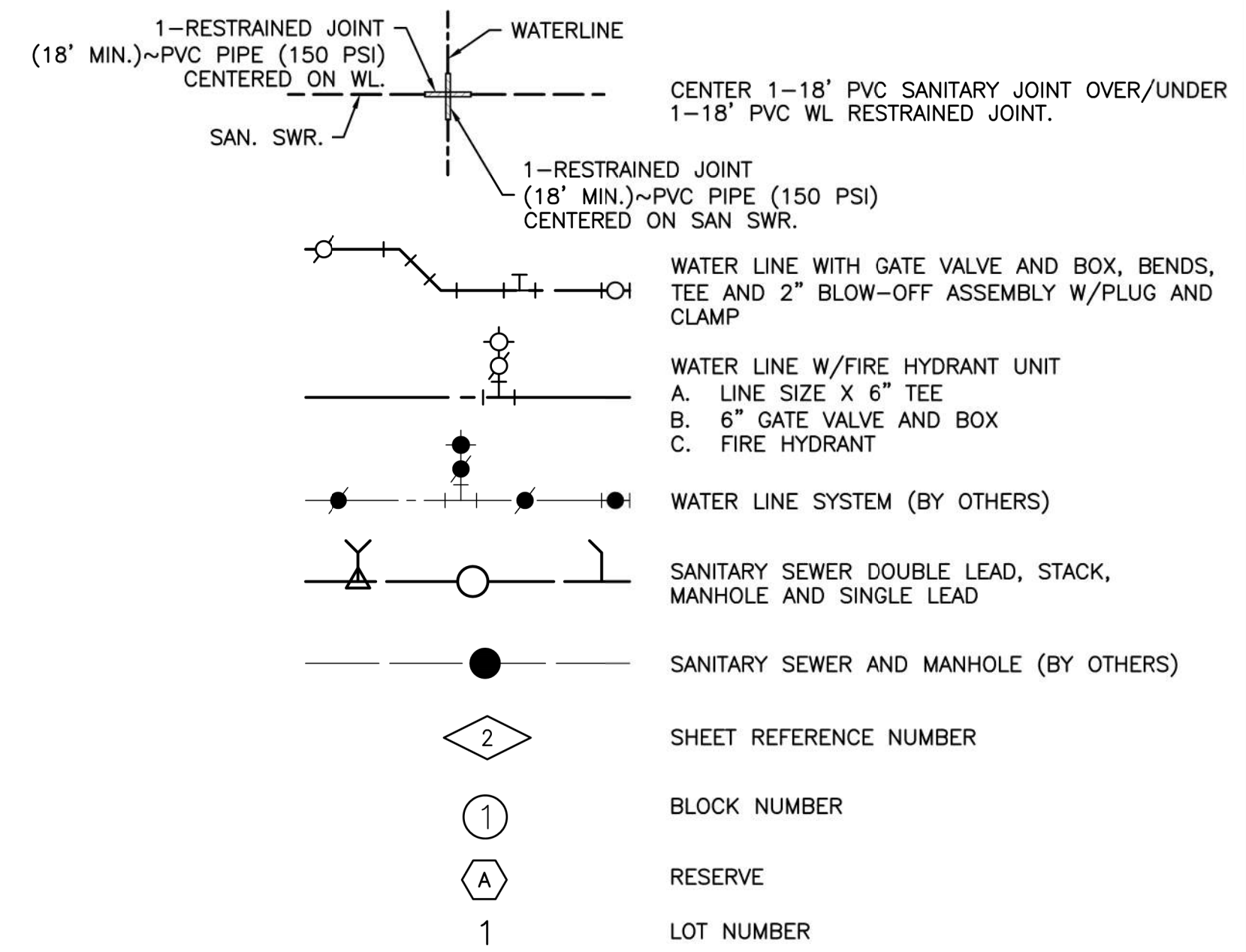
**SANITARY SEWER &
WATERLINE LAYOUT**

SURV. MS	DATE	5/22	JOB NO.	21-027-00
DSGN. NPM	DATE	6/22	IMAGE NO.	I-21027000-01
DWN. NPM	DATE	3/23		
CHKD. MCH	DATE	3/23		
APPR. MCH	DATE	3/23		

SCALE:
HORIZ. 1" = 60'
VERT. N/A

SHEET 7 OF 49 SHEETS

LEGEND



BASTROP STREET
(60' WIDE R.O.W.)
VO. 15 PG. 367, B.C.P.R.

angleton country estates
section 2
vol. 15, pg. 367, b.c.p.r.

ANGLETON BOULEVARD
(60' WIDE R.O.W.)
VOL. 11, PG. 48, B.C.P.R.

15' D.E.
VOL. 1169,
PG. 783,
B.C.D.R.

15' D.E.
VOL. 1169,
PG. 783,
B.C.D.R.

15' D.E.
VOL. 1169,
PG. 783,
B.C.D.R.

15' D.E.
VOL. 1169,
PG. 783,
B.C.D.R.

15' D.E.
B.C.C.F. NO. 1985021587

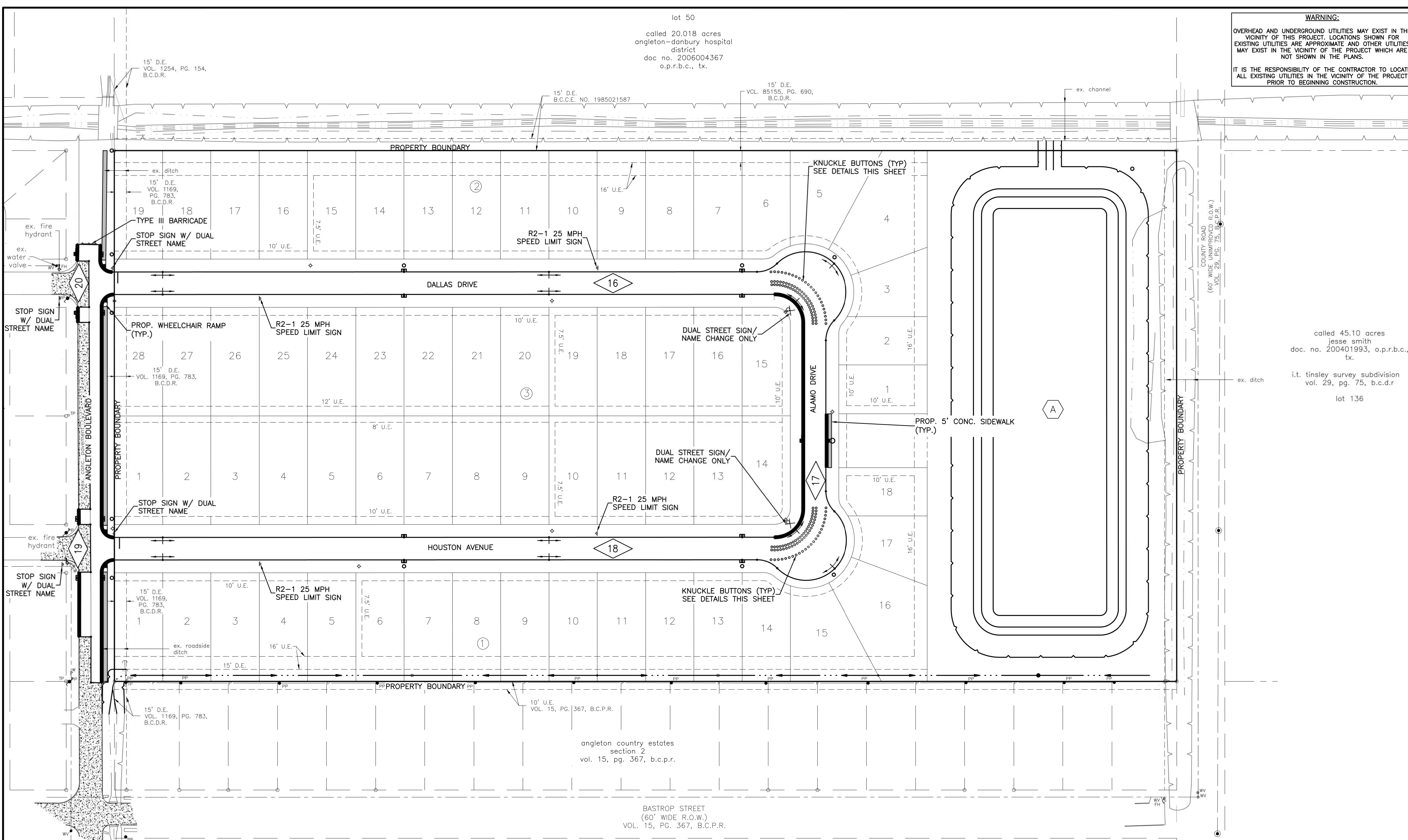
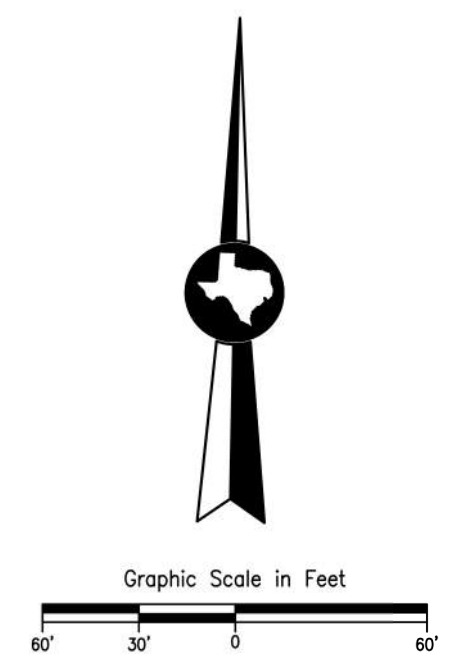
15' D.E.
VOL. 85155, PG. 690,
B.C.D.R.

15' D.E.
VOL. 85155, PG.
690, B.C.D.R.

10' U.E.
VOL. 15, PG.
367, B.C.P.R.

lot 50
called 20.018 acres
angleton-danbury hospital
district
doc no. 2006004367
o.p.r.b.c., tx.

WARNING:
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IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION.



- GENERAL NOTES:**
1. ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 2. 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
 3. CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
 4. CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.

BENCHMARK(S) / FLOODPLAIN

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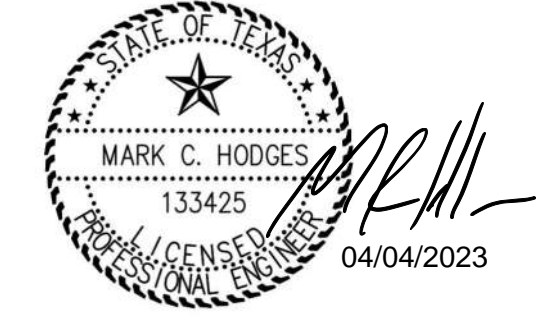
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FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4803000400E EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



**CITY OF ANGLETON
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121 S Velasco,
Angleton, Texas 77515

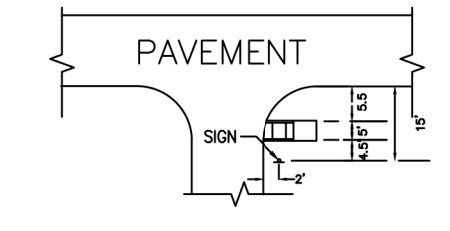
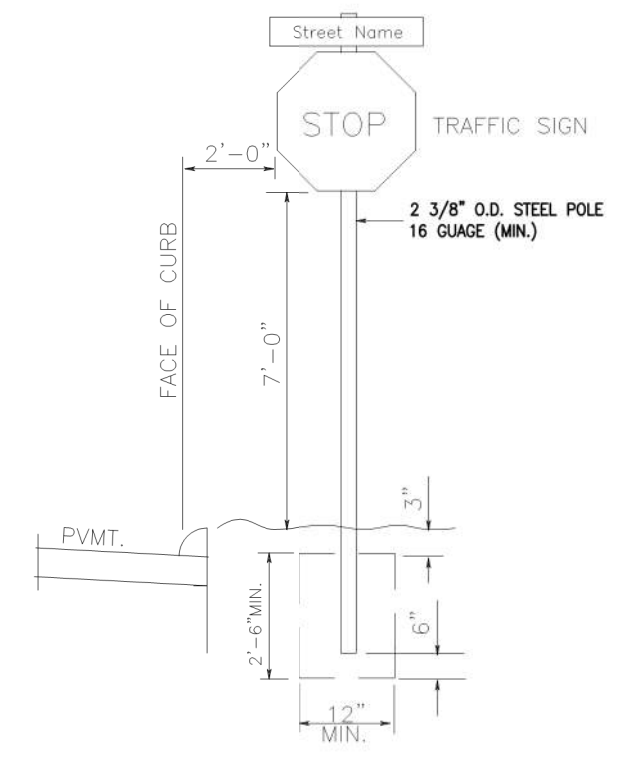
**CITY OF ANGLETON
LIVE OAK RANCH**

SIGNAGE, CURB LAYOUT, & PAVEMENT MARKINGS

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWIN	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

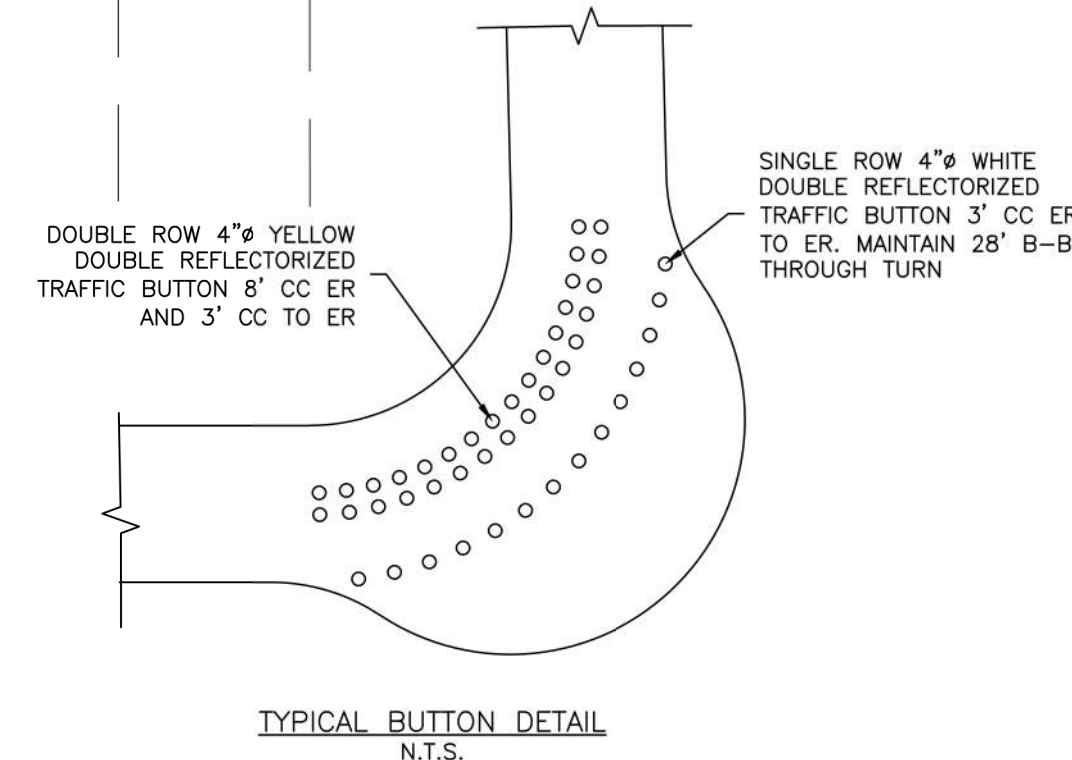
SCALE:
HORIZ. 1" = 60'
VERT. N/A

SHEET 8 OF 49 SHEETS



LEGEND

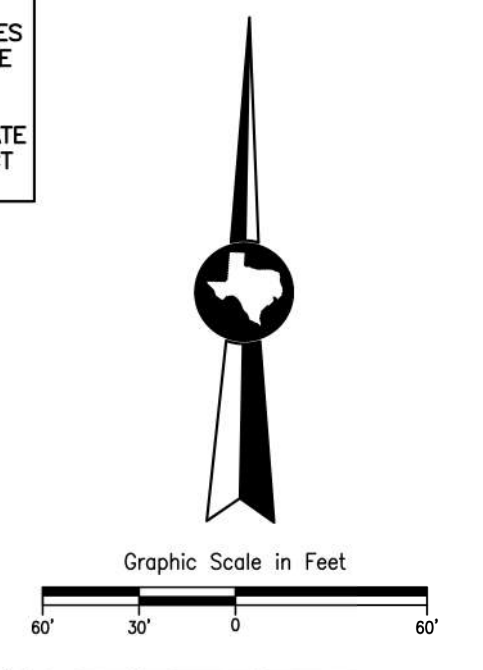
- WHEELCHAIR RAMPS
- 24-INCH WHITE THERMOPLASTIC STOP BAR, NO PAINT AND STOP SIGN
- STREET SIGN NAME CHANGE ONLY (AS NOTED ON PLANS)
- TRAFFIC SIGN (AS NOTED ON PLANS)
- EXISTING STREET SIGN
- PROP. 5' WIDE CONC. SIDEWALK
- PROP. 6" CONC. CURB (ALL OTHER CURBS 4"x12". SEE GENERAL NOTE THIS SHEET)
- SHEET REFERENCE NUMBER
- LOT NUMBER
- BLOCK NUMBER
- RESERVE
- STREETLIGHT (BY OTHERS) LAYOUT AS PER TNMP



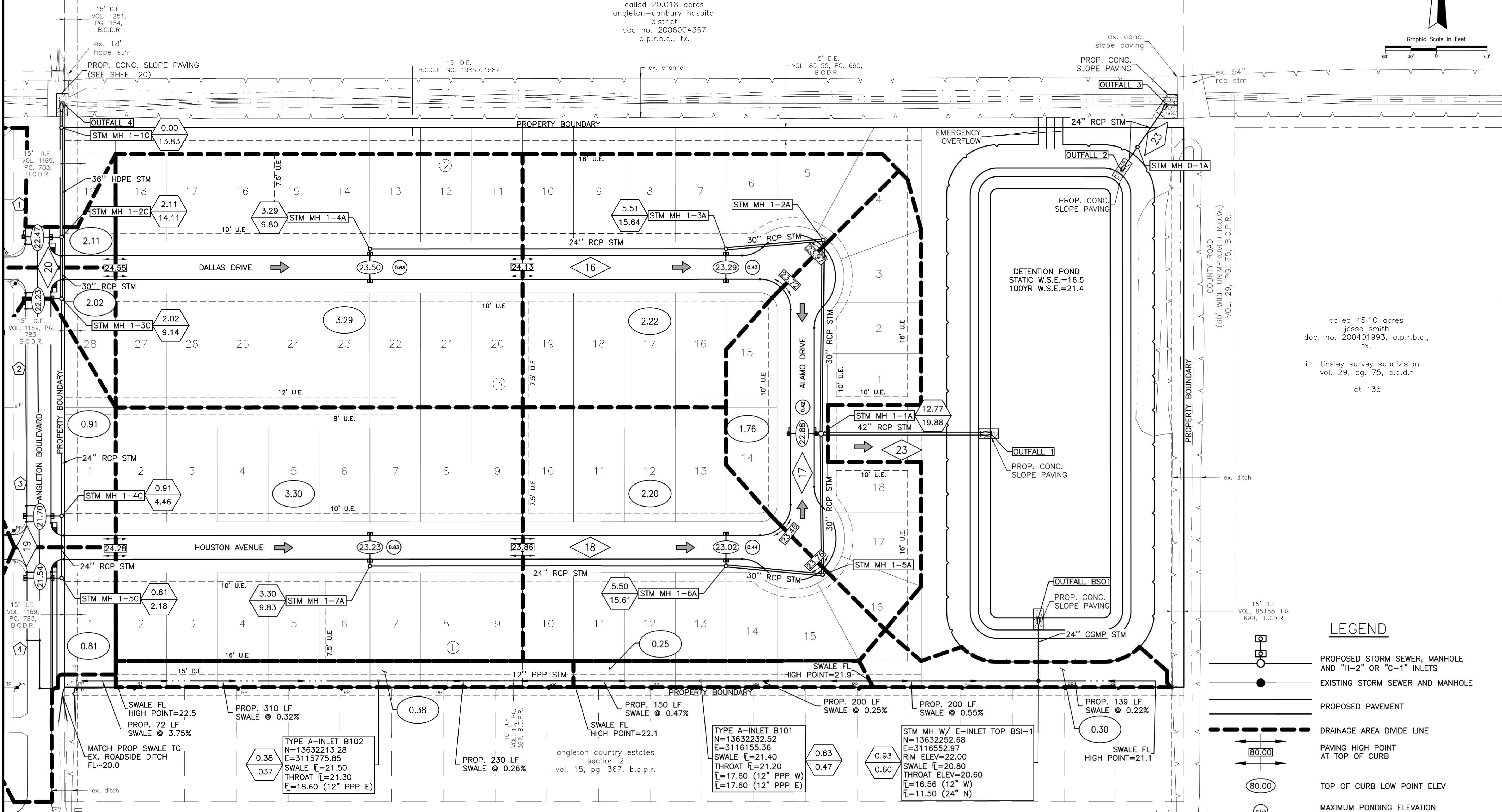
P:\027-000\Drawings\Layouts\21027000-LAYOUTING, STRIPING, & SIGNAGE LAYOUT.dwg Apr 03, 2023 9:27pm Edited by: NMacgregor

- ① DRAINAGE AREA IS 2.11 ACRES AND INCLUDES EAST HALF OF ANGLETON COUNTRY-ESTATES BLOCK 1 AND NORTH LANE OF DALLAS DRIVE
- ② DRAINAGE AREA IS 2.02 ACRES AND INCLUDES EAST HALF OF ANGLETON COUNTRY-ESTATES BLOCK 2, LOTS 10-18 AND SOUTH LANE OF DALLAS DRIVE
- ③ DRAINAGE AREA IS 0.91 ACRES AND INCLUDES PART OF ANGLETON COUNTRY-ESTATES BLOCK 2, LOTS 18 AND 36
- ④ DRAINAGE AREA IS 0.81 ACRES AND INCLUDES PART OF ANGLETON COUNTRY-ESTATES BLOCK 3, LOTS 18 AND 36

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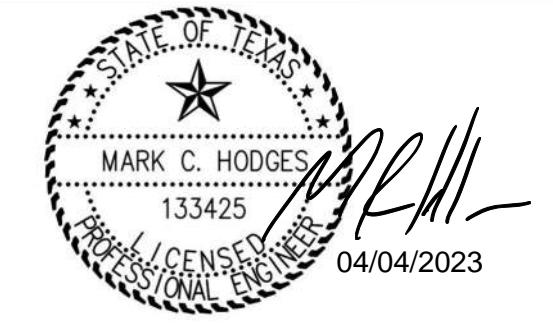
lot 50
 called 20.018 acres
 angleton-danbury hospital
 district
 doc no. 2006004367
 o.p.r.b.c., tx.



- GENERAL NOTES:**
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FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE

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**CITY OF ANGLETON
 LIVE OAK RANCH**

STORM SEWER LAYOUT			
SURV. MS	DATE	5/22	JOB NO.
DSGN. NPM	DATE	6/22	21-027-00
CHKD. NPM	DATE	6/22	IMAGE NO.
APPR. MCH	DATE	3/23	I-21027000-01
APPR. MCH	DATE	3/23	
SCALE:	HORIZ.	1" = 60'	
	VERT.	N/A	

- LEGEND**
- PROPOSED STORM SEWER, MANHOLE AND "H-2" OR "C-1" INLETS
 - EXISTING STORM SEWER AND MANHOLE
 - PROPOSED PAVEMENT
 - DRAINAGE AREA DIVIDE LINE
 - PAVING HIGH POINT AT TOP OF CURB
 - TOP OF CURB LOW POINT ELEV.
 - MAXIMUM PONDING ELEVATION ABOVE GUTTER
 - EXTREME EVENT FLOW
 - SHEET REFERENCE NUMBER
 - BLOCK NUMBER
 - RESERVE
 - LOT NUMBER
 - DRAINAGE AREA ACREAGE
 - CUMULATIVE AREA (AC.)/SUM OF FLOW (CFS)

TYPE A-INLET B101
 N=13632232.52
 E=3116155.36
 SWALE E=21.40
 THROAT E=21.20
 E=17.60 (12" PPP W)
 E=17.60 (12" PPP E)

STM MH W/ E-INLET TOP BSI-1
 N=13632252.68
 E=3116552.97
 RIM ELEV=22.00
 SWALE E=20.80
 THROAT ELEV=20.60
 E=16.56 (12" W)
 E=11.50 (24" N)

BASTROP ROAD
 (60' WIDE R.O.W.)
 VOL. 15, PG. 367, B.C.P.R.

I:\2021\Drawings\Layouts\21027000-LA-STORM SYSTEM LAYOUT.rvt, Aug 03, 2023, 3:27pm Edited by: WJHogarth

INTENSITY	
b	58.019
d	9.236
e	0.712

Brazoria County Storm Sewer Calculations : 5-Year

DRAINAGE AREA	FROM MH	TO MH	AREA (ac)	CUM. AREA (ac)	RUNOFF COEFF. C	C*A*Cf	SUM OF C*A*Cf	TIME OF CONC. (min)	INTENSITY i (in/hr)	SUM OF FLOWS (cfs)	REACH LENGTH (ft)	DIAM OR RISE (in)	SPAN (in)	Pipe X-Section Area (sf)	SLOPE (%)	MANNINGS "N"	DESIGN CAPACITY (cfs)	DESIGN VELOCITY (fps)	FALL (ft)	MH DROP (ft)	FLOWLINE UP STREAM (ft)	FLOWLINE DOWN STREAM (ft)	ACTUAL VELOCITY (fps)	HYDRAULIC GRADIENT (%)	CHANGE IN HEAD (ft)	HYD GRAD UP STREAM (ft)	HYD GRAD DOWN STREAM (ft)	TOP OF CURB UP STREAM (ft)	GUTTER UP STREAM (ft)
---------------	---------	-------	-----------	----------------	-----------------	--------	---------------	---------------------	---------------------	--------------------	-------------------	-------------------	-----------	--------------------------	-----------	--------------	-----------------------	-----------------------	-----------	--------------	-------------------------	---------------------------	-----------------------	------------------------	---------------------	-------------------------	---------------------------	----------------------------	-----------------------

SYSTEM "A"

	1-4A	1-3A	3.29	3.29	0.60	1.97	1.97	22.33	4.97	9.80	420	24	-	3.14	0.18	0.013	9.6	3.06	0.76	0.00	18.95	18.19	3.12	0.187	0.78	21.02	20.23	23.50	23.0
	1-3A	1-2A	2.22	5.51	0.60	1.33	3.31	24.58	4.73	15.64	115	30	-	4.91	0.13	0.013	14.8	3.02	0.15	0.50	17.69	17.54	3.19	0.145	0.17	20.23	20.07	23.29	22.8
	1-2A	1-1A	0.00	5.51	0.60	0.00	3.31	25.18	4.67	15.44	228	30	-	4.91	0.13	0.013	14.8	3.02	0.30	0.00	17.54	17.24	3.15	0.141	0.32	20.07	19.74	23.29	22.8
	1-1A	OUT	1.76	12.77	0.60	1.06	4.36	26.39	4.56	19.88	200	42	-	9.62	0.50	0.013	71.3	7.41	1.00	5.74	11.50	10.50	2.07	0.039	0.08	16.58	16.50	22.88	22.4

	1-7A	1-6A	3.30	3.30	0.60	1.98	1.98	22.33	4.97	9.83	420	24	-	3.14	0.18	0.013	9.6	3.06	0.76	0.00	18.49	17.73	3.13	0.188	0.79	20.79	20.00	23.23	22.7
	1-6A	1-5A	2.20	5.50	0.60	1.32	3.30	24.57	4.73	15.61	114	30	-	4.91	0.13	0.013	14.8	3.02	0.15	0.26	17.47	17.32	3.18	0.144	0.16	20.00	19.84	23.02	22.5
	1-5A	1-1A	0.00	5.50	0.60	0.00	3.30	25.17	4.67	15.42	167	30	-	4.91	0.13	0.013	14.8	3.02	0.22	0.00	17.32	17.10	3.14	0.141	0.23	19.84	19.60	23.02	22.5

SYSTEM "B"

	B102	B101	0.38	0.38	0.20	0.08	0.08	23.80	4.81	0.37	380	12	-	0.79	0.26	0.010	2.4	3.03	1.00	0.00	18.60	17.60	0.47	0.006	0.02	18.62	18.60	21.90	21.4
	B101	BSI-1	0.25	0.63	0.20	0.05	0.13	37.41	3.76	0.47	398	12	-	0.79	0.26	0.010	2.4	3.02	1.04	0.00	17.60	16.56	0.60	0.010	0.04	17.60	17.56	21.80	21.3
	BSI-1	BSO1	0.30	0.93	0.20	0.06	0.19	48.40	3.24	0.60	75	24	-	3.14	1.33	0.024	14.2	4.52	1.00	5.06	11.50	10.50	0.19	0.002	0.00	16.50	16.50	21.50	21.0

SYSTEM "C"

	1-5C	1-4C	0.81	0.81	0.55	0.45	0.45	22.94	4.90	2.18	73	24	-	3.14	0.18	0.013	9.6	3.05	0.13	0.00	17.35	17.22	0.69	0.009	0.01	19.73	19.72	21.54	21.0
	1-4C	1-3C	0.91	1.72	0.55	0.50	0.95	24.70	4.72	4.46	256	24	-	3.14	0.18	0.013	9.6	3.06	0.46	0.00	17.22	16.76	1.42	0.039	0.10	19.72	19.62	21.70	21.2
	1-3C	1-2C	2.02	3.74	0.55	1.11	2.06	27.70	4.44	9.14	73	30	-	4.91	0.14	0.013	15.2	3.10	0.10	0.00	16.76	16.66	1.86	0.049	0.04	19.62	19.59	22.23	21.7
	1-2C	1-1C	2.11	5.85	0.55	1.16	3.22	28.35	4.39	14.11	129	36	-	7.07	0.10	0.013	21.2	3.00	0.13	0.00	16.66	16.53	2.00	0.045	0.06	19.59	19.53	22.47	22.0
	1-1C	OUT	0.00	5.85	0.55	0.00	3.22	29.43	4.30	13.83	30	36	-	7.07	0.10	0.013	21.3	3.01	0.03	0.00	16.53	16.50	1.96	0.043	0.01	19.51	19.50	22.60	22.1

INTENSITY	
b	46.316
d	1.555
e	0.533

Brazoria County Storm Sewer Calculations : 100-Year

DRAINAGE AREA	FROM MH	TO MH	AREA (ac)	CUM. AREA (ac)	RUNOFF COEFF. C	C*A*Cf	SUM OF C*A*Cf	TIME OF CONC. (min)	INTENSITY i (in/hr)	SUM OF FLOWS (cfs)	REACH LENGTH (ft)	DIAM OR RISE (in)	SPAN (in)	Pipe X-Section Area (sf)	SLOPE (%)	MANNINGS "N"	DESIGN CAPACITY (cfs)	DESIGN VELOCITY (fps)	FALL (ft)	MH DROP (ft)	FLOWLINE UP STREAM (ft)	FLOWLINE DOWN STREAM (ft)	ACTUAL VELOCITY (fps)	HYDRAULIC GRADIENT (%)	CHANGE IN HEAD (ft)	HYD GRAD UP STREAM (ft)	HYD GRAD DOWN STREAM (ft)	TOP OF CURB UP STREAM (ft)	GUTTER UP STREAM (ft)
---------------	---------	-------	-----------	----------------	-----------------	--------	---------------	---------------------	---------------------	--------------------	-------------------	-------------------	-----------	--------------------------	-----------	--------------	-----------------------	-----------------------	-----------	--------------	-------------------------	---------------------------	-----------------------	------------------------	---------------------	-------------------------	---------------------------	----------------------------	-----------------------

SYSTEM "A"

	1-4A	1-3A	3.29	3.29	0.60	1.97	1.97	22.33	8.53	16.85	420	24	-	3.14	0.18	0.013	9.6	3.06	0.76	0.00	18.95	18.19	5.36	0.552	2.32	23.57	21.25	23.50	23.0
	1-3A	1-2A	2.22	5.51	0.60	1.33	3.31	23.64	8.30	27.42	115	30	-	4.91	0.13	0.013	14.8	3.02	0.15	0.50	17.69	17.54	5.59	0.445	0.51	21.25	20.74	23.29	22.8
	1-2A	1-1A	0.00	5.51	0.60	0.00	3.31	23.98	8.24	27.23	228	30	-	4.91	0.13	0.013	14.8	3.02	0.30	0.00	17.54	17.24	5.55	0.438	1.00	20.74	19.74	23.29	22.8
	1-1A	OUT	1.76	12.77	0.60	1.06	4.36	24.67	8.12	35.42	200	42	-	9.62	0.50	0.013	71.3	7.41	1.00	5.74	11.50	10.50	3.68	0.123	0.25	16.75	16.50	22.88	22.4

	1-7A	1-6A	3.30	3.30	0.60	1.98	1.98	22.33	8.53	16.90	420	24	-	3.14	0.18	0.013	9.6	3.06	0.76	0.00	18.49	17.73	5.38	0.555	2.33	23.17	20.84	23.23	22.7
	1-6A	1-5A	2.20	5.50	0.60	1.32	3.30	23.63	8.30	27.38	114	30	-	4.91	0.13	0.013	14.8	3.02	0.15	0.26	17.47	17.32	5.58	0.443	0.51	20.84	20.33	23.02	22.5
	1-5A	1-1A	0.00	5.50	0.60	0.00	3.30	23.98	8.24	27.18	167	30	-	4.91	0.13	0.013	14.8	3.02	0.22	0.00	17.32	17.10	5.54	0.437	0.73	20.33	19.60	23.02	22.5

SYSTEM "B"

	B102	B101	0.38	0.38	0.20	0.08	0.08	23.80	8.27	0.63	380	12	-	0.79	0.26	0.010	2.4	3.03	1.00	0.00	18.60	17.60	0.80	0.018	0.07	18.67	18.60	21.90	21.4
	B101	BSI-1	0.25	0.63	0.20	0.05	0.13	31.72	7.15	0.90	398	12	-	0.79	0.26	0.010	2.4	3.02	1.04	0.00	17.60	16.56	1.15	0.038	0.15	17.71	17.56	21.80	21.3
	BSI-1	BSO1	0.30	0.93	0.20	0.06	0.19	37.50	6.57	1.22	75	24	-	3.14	1.33	0.024	14.2	4.52	1.00	5.06	11.50	10.50	0.39	0.010	0.01	16.51	16.50	21.50	21.0

SYSTEM "C"

	1-5C	1-4C	0.81	0.81	0.55	0.45	0.45	22.94	8.42	3.75	73	24	-	3.14	0.18	0.013	9.6	3.05	0.13	0.00	17.35	17.22	1.19	0.027	0.02	20.17	20.15	21.54	21.0
	1-4C	1-3C	0.91	1.72	0.55	0.50	0.95	23.96	8.24	7.79	256	24	-	3.14	0.18	0.013	9.6	3.06	0.46	0.00	17.22	16.76	2.48	0.118	0.30	20.15	19.84	21.70	21.2
	1-3C	1-2C	2.02	3.74	0.55	1.11	2.06	25.68	7.96	16.37	73	30	-	4.91	0.14	0.013	15.2	3.10	0.10	0.00	16.76	16.66	3.33	0.158	0.12	19.84	19.73	22.23	21.7
	1-2C	1-1C	2.11	5.85	0.55	1.16	3.22	26.05	7.90	25.42	129	36	-	7.07	0.10	0.013	21.2	3.00	0.13	0.00	16.66	16.53	3.60	0.145	0.19	19.73	19.54	22.47	22.0
	1-1C	OUT	0.00	5.85	0.55	0.00	3.22	26.65	7.81	25.13	30	36	-	7.07	0.10	0.013	21.3	3.01	0.03	0.00	16.53	16.50	3.56	0.141	0.04	19.54	19.50	22.60	22.1

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

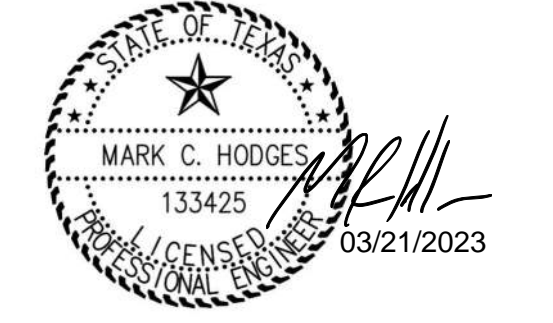
TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewild Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**
 121 S Velasco,
 Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

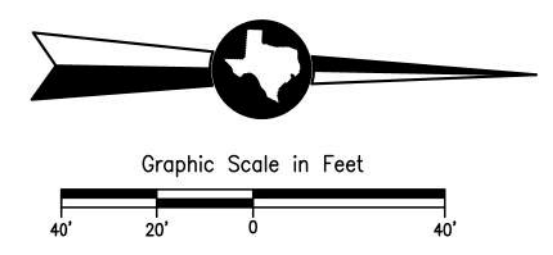
STORM CALCULATIONS

SURV. MS DATE 5/22	JOB NO. 21-027-00
DSGN. NPM DATE 6/22	IMAGE NO. I-21027000-01
DWN. NPM DATE 6/22	
CHKD. MCH DATE 3/23	
APPR. MCH DATE 3/23	

SCALE:
 HORIZ. N/A
 VERT. N/A

SHEET 10 OF 49 SHEETS

WARNING:
 OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN IN THE PLANS.
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION.



- LEGEND**
- GRADE BREAK
 - PROPERTY BOUNDARY
 - PROPOSED HIGHBANK
 - PROPOSED SWALE
 - ADJACENT PROPERTY BOUNDARY
 - EXISTING FENCE
 - EXISTING CONTOUR AND ELEVATION
 - ◇ SHEET REFERENCE
 - 83.2 --- PROPOSED ELEVATION

- GENERAL NOTES:**
- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 - 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
 - CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.
 - SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND OR KNUCKLES: ALL UTILITIES UNDER PAVEMENT IN CUL-DE-SAC AND OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE
 - IN THE EVENT OF AN EXTREME EVENT OVERFLOW, ANY EROSION TO THE RECEIVING CHANNEL WILL BE REPAIRED TO EXISTING CONDITION BY THE HOA.

EARTHWORK SUMMARY

DESCRIPTION	CY
DETENTION POND EXCAVATION (ABOVE STATIC WATER SURFACE ELEV.)	27,300
DETENTION POND EXCAVATION (BELOW STATIC WATER SURFACE ELEV.)	19,000
SITE EXCAVATION	2,200
UTILITY SPOILS	4,500
REQUIRED FILL (PER GRADING PLAN)	47,200

- NOTES:**
- ALL EXCAVATED MATERIAL IS TO BE USED FOR ON-SITE GRADING AND FILL. NO OFF-SITE DISPOSAL.
 - SITE EXCAVATION CONSISTS OF REAR LOT SWALES AND GRADING WITHIN ANGLETON BOULEVARD PER GRADING PLAN

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

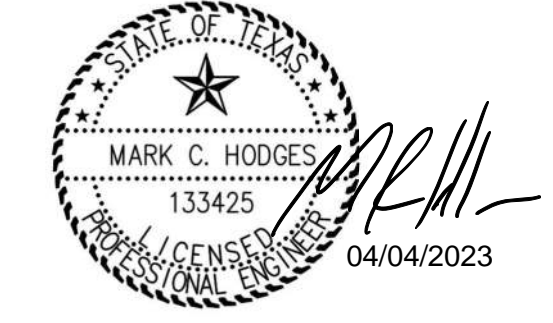
TEMPORARY BENCHMARK-A:
 TEMPORARY BENCHMARK "A" IS A BOX OUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.48 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
 TEMPORARY BENCHMARK "B" IS A BOX OUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 480304040K, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

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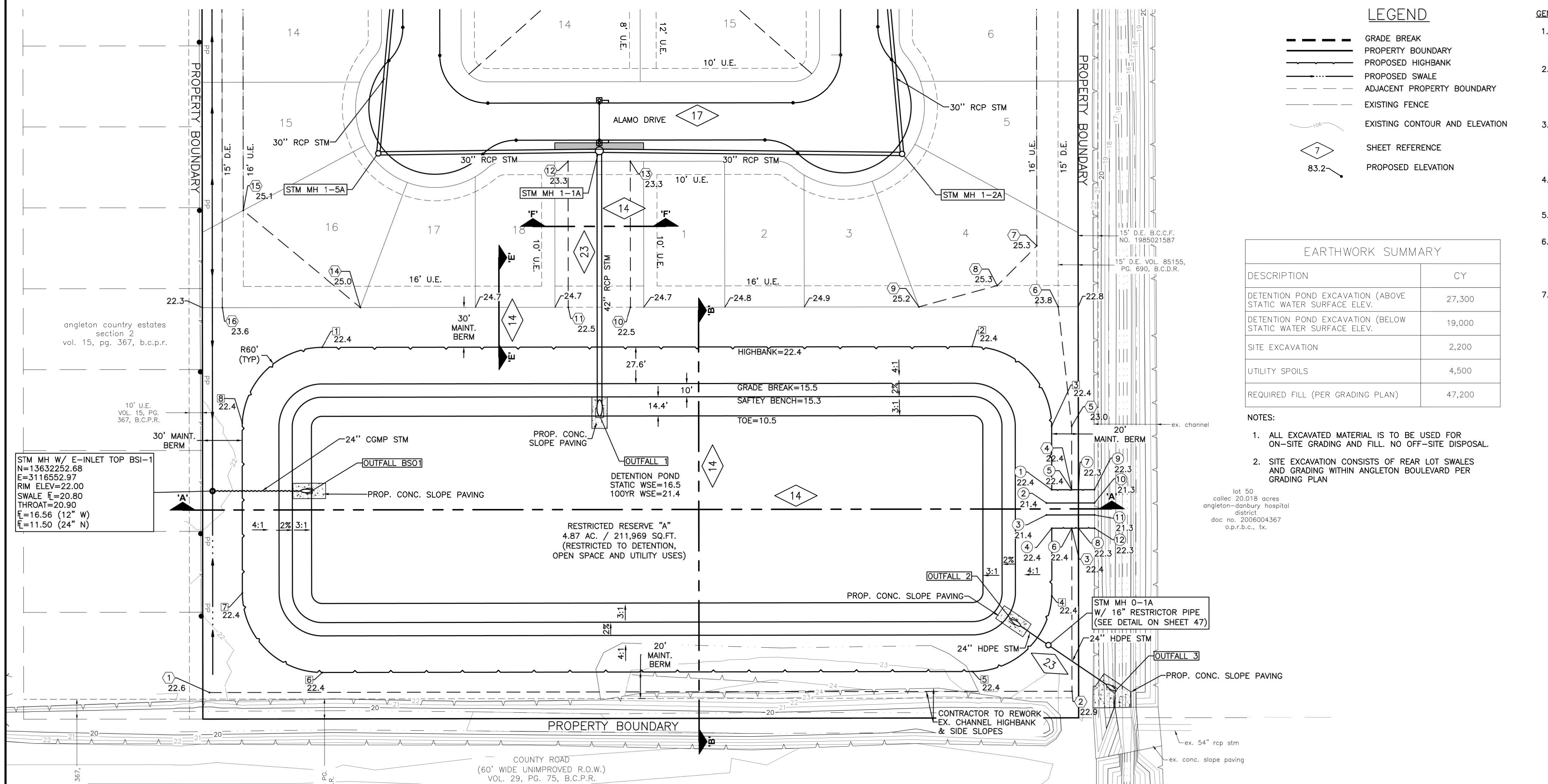
**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**

121 S Velasco,
 Angleton, Texas 77515

CITY OF ANGLETON
 LIVE OAK RANCH

DETENTION POND LAYOUT

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 5/22	IMAGE NO. I-21027000-01
DWN. NPM. DATE 5/22	
CHKD. MCH. DATE 5/23	
APPR. MCH. DATE 5/23	
SCALE: HORIZ. 1"=40'	
VERT. N/A	SHEET 11 OF 49 SHEETS



EMERGENCY SPILLWAY POINT TABLE

POINT #	NORTHING	EASTING	ELEV.
1	13632884.35	3116520.69	22.40
2	13632880.86	3116530.88	21.40
3	13632881.32	3116539.87	21.40
4	13632885.82	3116549.66	22.40
5	13632899.33	3116519.93	22.37
6	13632900.80	3116548.90	22.37
7	13632904.33	3116519.68	22.34
8	13632905.79	3116548.64	22.34
9	13632916.29	3116519.08	22.30
10	13632916.85	3116529.06	21.33
11	13632917.35	3116538.05	21.33
12	13632917.85	3116548.03	22.30

DETENTION POND HIGHBANK POINT TABLE

POINT #	NORTHING	EASTING	ELEV.
1	13632329.59	3116440.72	22.40
2	13632818.96	3116415.91	22.40
3	13632881.92	3116472.79	22.40
4	13632888.32	3116600.59	22.40
5	13632831.38	3116660.52	22.40
6	13632342.01	3116685.47	22.40
7	13632279.03	3116628.59	22.40
8	13632272.67	3116500.64	22.40

GRADE BREAK POINT TABLE

POINT #	NORTHING	EASTING	ELEV.
1	13632257.86	3116704.78	22.60
2	13632907.02	3116671.68	22.90
3	13632900.80	3116548.86	22.37
4	13632899.33	3116519.93	22.37
5	13632896.90	3116472.03	23.00
6	13632882.36	3116382.65	23.80
7	13632864.05	3116337.52	25.30
8	13632835.61	3116369.00	25.30
9	13632777.36	3116387.99	25.20

GRADE BREAK POINT TABLE

POINT #	NORTHING	EASTING	ELEV.
10	13632560.52	3116398.97	22.50
11	13632513.58	3116401.35	22.50
12	13632508.01	3116291.49	23.30
13	13632554.95	3116289.11	23.30
14	13632357.18	3116409.29	25.00
15	13632265.44	3116340.52	25.10
16	13632253.22	3116414.56	23.60

lot 50
 called 20.018 acres
 angleton-danbury hospital
 district
 doc no. 2006004367
 o.p.r.b.c., tx.

i.t. tinsley survey subdivision
 vol. 29, pg. 75, b.c.d.r.
 lot 136
 called 45.10 acres
 jesse smith
 doc. no. 200401993, o.p.r.b.c., tx.

angleton country estates
 section 2
 vol. 15, pg. 367, b.c.p.r.

10' U.E.
 VOL. 15, PG.
 367, B.C.P.R.

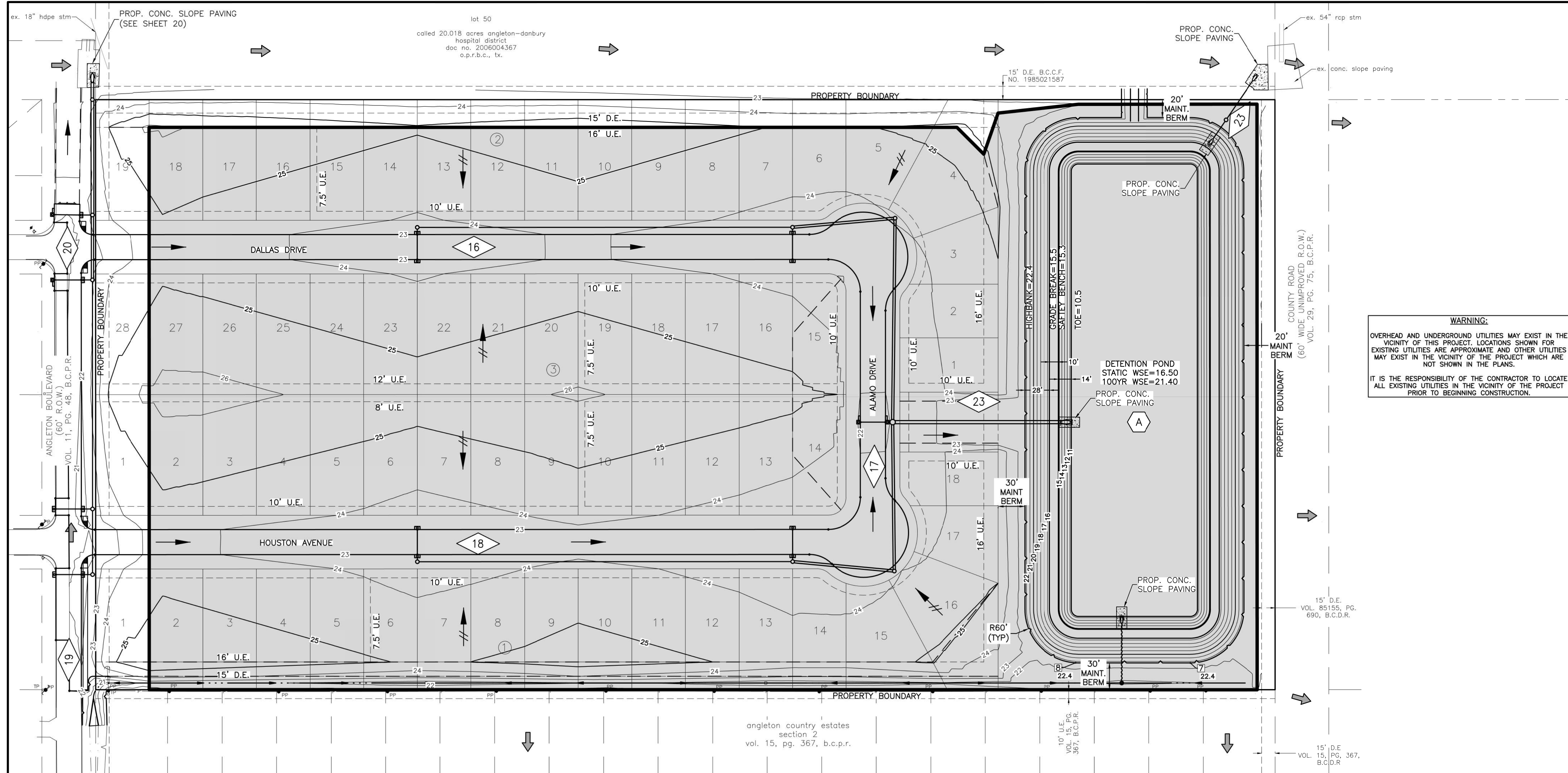
STM MH W/ E-INLET TOP BSI-1
 N=13632252.68
 E=3116552.97
 RIM ELEV=22.00
 SWALE E=20.80
 THROAT=20.90
 E=16.56 (12" W)
 E=11.50 (24" N)

RESTRICTED RESERVE "A"
 4.87 AC. / 211,969 SQ.FT.
 (RESTRICTED TO DETENTION,
 OPEN SPACE AND UTILITY USES)

STM MH 0-1A
 W/ 16" RESTRICTOR PIPE
 (SEE DETAIL ON SHEET 47)

CONTRACTOR TO REWORK
 EX. CHANNEL HIGHBANK
 & SIDE SLOPES

COUNTY ROAD
 (60' WIDE UNIMPROVED R.O.W.)
 VOL. 29, PG. 75, B.C.P.R.

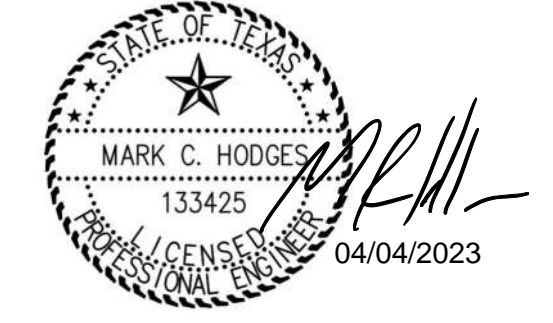


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 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYPING IN.
 - CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.

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LIVE OAK RANCH**

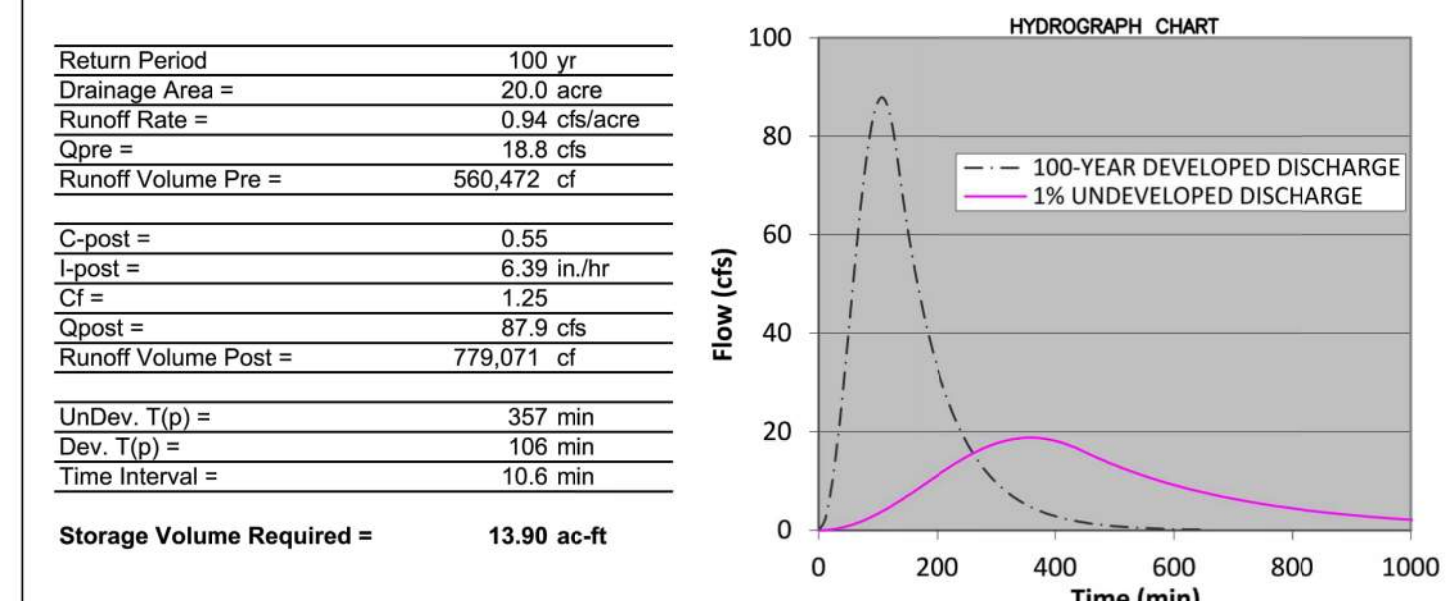
**DETENTION POND SERVICE AREA
& CALCULATIONS**

SURV. MS	DATE 5/22	JOB NO.	21-027-00
DSGN. NPM	DATE 6/22	IMAGE NO.	I-21027000-01
CHKD. MCH	DATE 3/23		
APPR. MCH	DATE 3/23		

SCALE:
HORIZ. 1"=60'
VERT. N/A

SHEET 12 OF 49 SHEETS

LIVE OAK RANCH REQUIRED DETENTION VOLUME ANALYSIS
Utilize Small Watershed (Malcom's) Method



Contour Elev.	Contour Area (ft ²)	Depth (ft)	Inc. Vol. Avg. End (ft ³)	Cum. Vol. Avg. End (ft ³)	Cum. Vol. Avg. End (ac-ft)
16.50	110,183.18	-	-	0.00	0.00
17.50	116,068.25	1.00	113,125.71	113,125.71	2.60
18.50	122,053.86	1.00	119,061.06	232,186.77	5.33
19.50	128,140.00	1.00	125,096.93	357,283.70	8.20
20.50	134,326.68	1.00	131,233.34	488,517.04	11.21
21.40	139,980.63	0.90	123,438.29	611,955.33	14.05

Restrictor Sizing Calculation

$$Q = CA\sqrt{2GH} \text{ and } D = \frac{Q^{1/2}}{2.25 H^{1/4}}$$

Outflow discharge (Q) = 18.8 cfs
C = 0.8
Orifice area (A) = 1.42 ft²
Gravitational factor (G) = 32.2 fps
Head, water surface differential (H) = 4.23 ft
Orifice diameter (D) = 1.34 ft
Orifice diameter (D) = 16.1 in.

100-YR W.S.E. = 21.40
S.W.E. = 16.50

- LEGEND**
- EXTREME EVENT FLOW
 - OFF-SITE SHEET FLOW
 - FINISHED GRADE DIRECTION OF FLOW
 - GRADE BREAK
 - PROPERTY BOUNDARY
 - PROPOSED HIGHBANK
 - PROPOSED SWALE
 - ADJACENT PROPERTY BOUNDARY
 - EXISTING FENCE
 - EXISTING CONTOUR AND ELEVATION
 - SHEET REFERENCE
 - PROPOSED ELEVATION
 - PROPOSED DETENTION SERVICE AREA (AREA=18.03 ACRES)
 - RESERVE AREA

HYDROGRAPH TABLE

Time (min)	q (cfs)	q (cfs)	Difference (cfs)	Incremental Volume (ac-ft)	Storage Cumulative Volume (ac-ft)
0.0	0.00	0.00	0.00	0.00	0.00
10.5	2.15	0.04	2.11	0.02	0.02
21.2	8.40	0.16	8.23	0.08	0.09
31.9	18.12	0.37	17.75	0.19	0.28
42.5	30.38	0.65	29.73	0.36	0.63
53.1	43.96	1.01	42.95	0.53	1.16
63.7	57.55	1.44	56.11	0.72	1.89
74.4	69.80	1.94	67.87	0.91	2.79
85.0	79.53	2.50	77.03	1.06	3.85
95.6	85.77	3.13	82.65	1.17	5.02
106.2	87.93	3.81	84.12	1.22	6.24
116.9	85.77	4.54	81.23	1.21	7.45
127.5	79.53	5.31	74.22	1.14	8.59
138.1	70.41	6.12	64.29	1.01	9.60
148.7	61.83	6.95	54.88	0.87	10.47
159.4	54.29	7.81	46.48	0.74	11.22
170.0	47.67	8.68	39.09	0.63	11.84
180.6	41.86	9.56	32.31	0.52	12.36
191.2	36.76	10.43	26.33	0.43	12.79
201.9	32.28	11.30	20.98	0.35	13.14
212.5	28.34	12.16	16.18	0.27	13.41
223.1	24.89	12.97	11.91	0.21	13.62
233.7	21.85	13.77	8.08	0.15	13.76
244.4	19.19	14.53	4.66	0.09	13.86
255.0	16.85	15.24	1.61	0.05	13.90
265.6	14.80	15.90	-1.10	0.00	13.90
276.2	12.99	16.50	-3.51	-0.03	13.87
286.9	11.41	17.05	-5.64	-0.07	13.80
297.5	10.02	17.52	-7.51	-0.10	13.71
308.1	8.80	17.93	-9.13	-0.12	13.59

WARNING:
 OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN IN THE PLANS.
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION.

lot 50
 called 20.018 acres angleton-danbury hospital district
 doc. no. 2006004367
 o.p.r.b.c., tx.

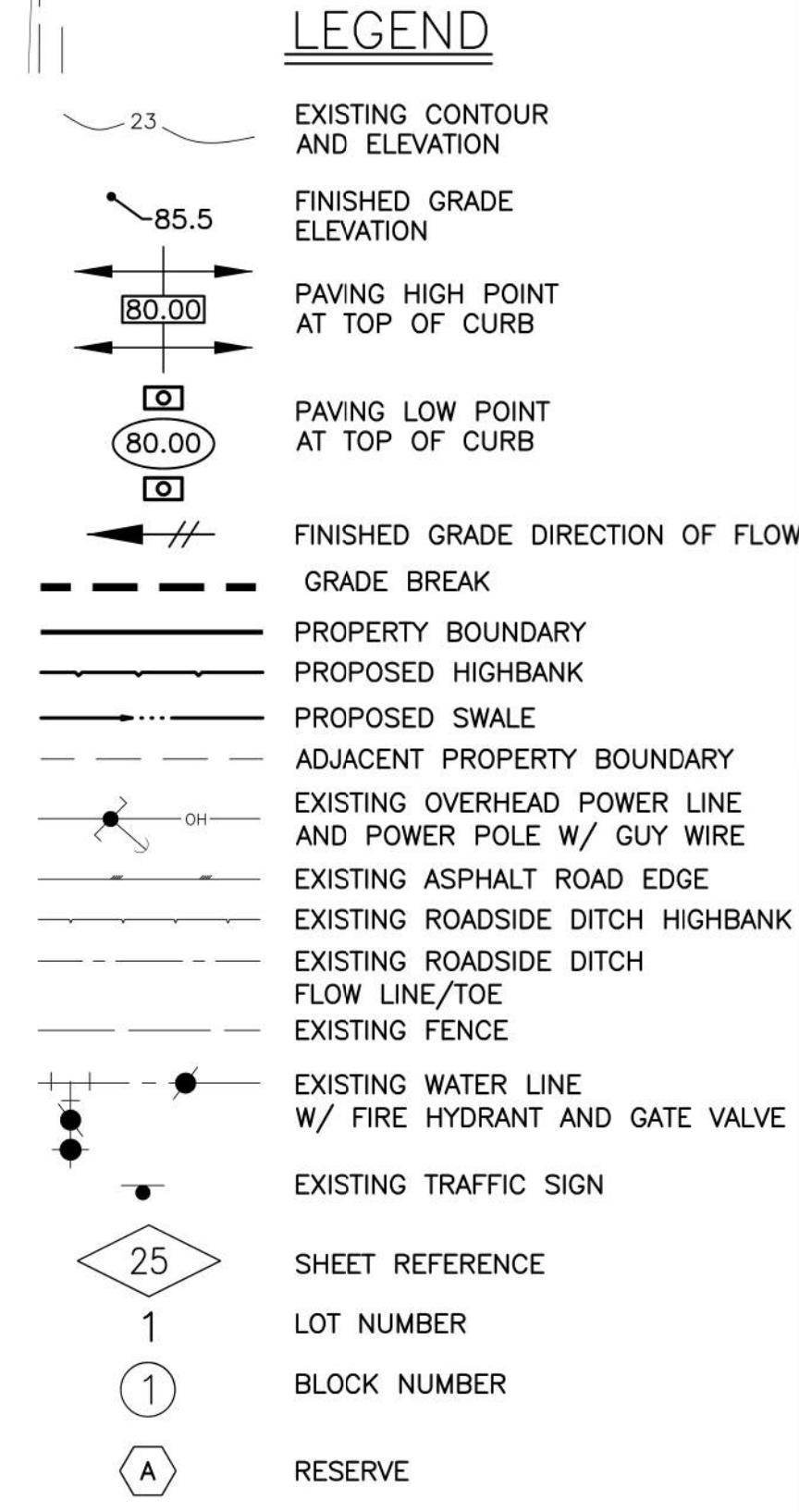
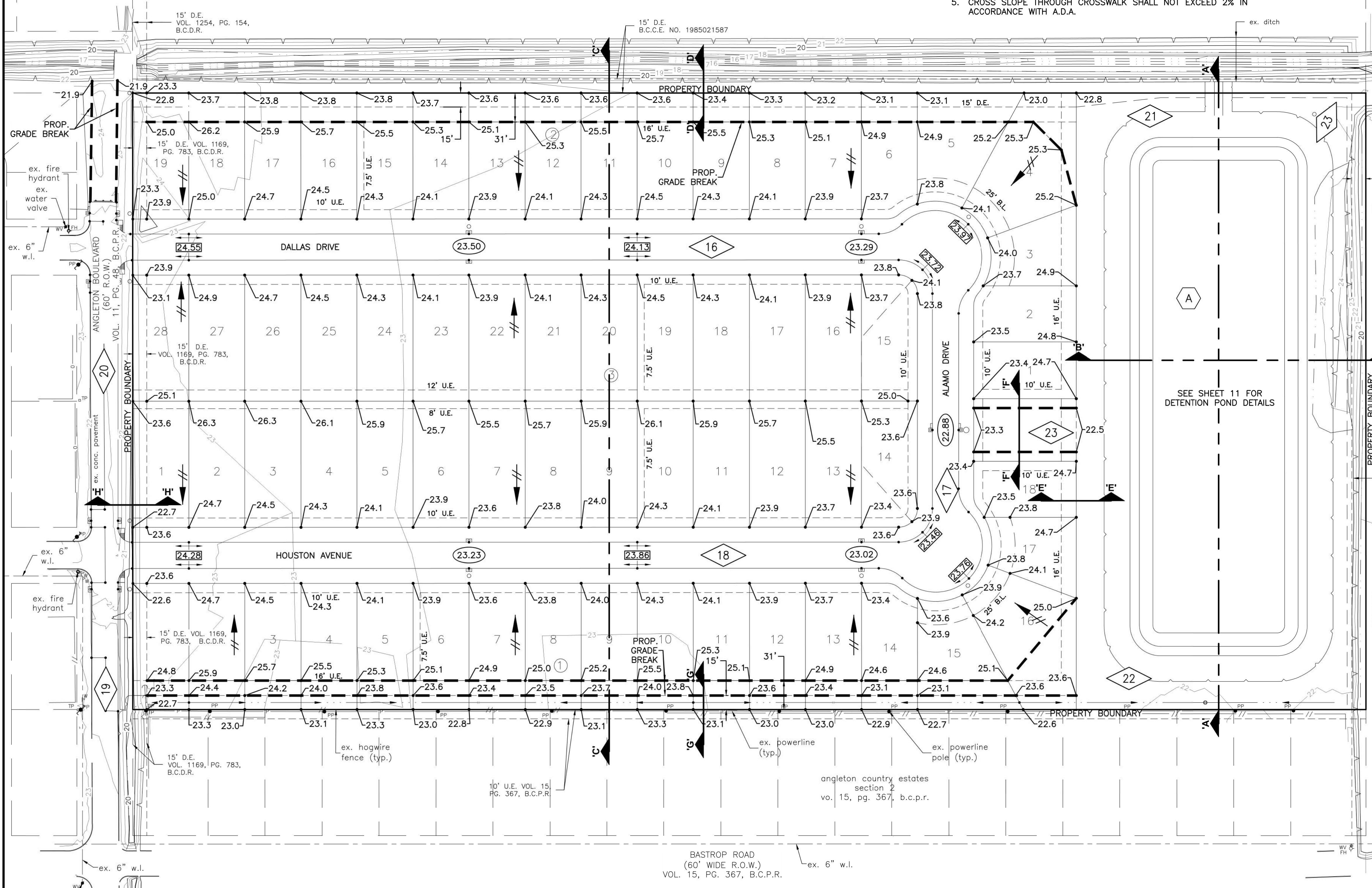
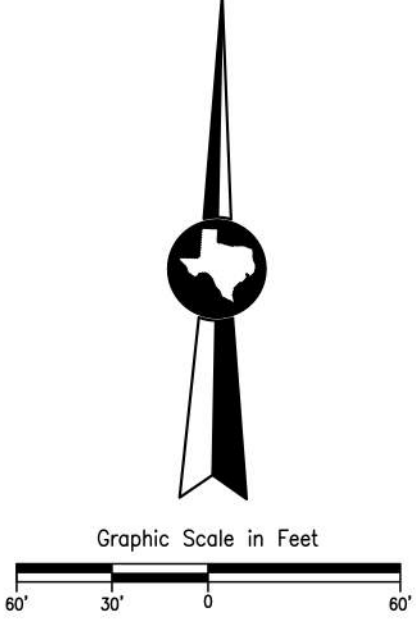
GENERAL NOTES:

- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
- ALL INTERIOR CONCRETE CURBS SHALL BE 4"x12", 6" CONCRETE CURB SHALL BE INSTALLED AT AREAS ADJACENT TO RESERVES AND ON COLLECTOR ROAD. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
- MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
- CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
- CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.

COMPACTION NOTE

- ALL FILL SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT OF + 3% OPTIMUM.
- CONTRACTOR IS RESPONSIBLE FOR STRIPPING THE TOP 4 TO 6 INCHES OF SOILS, STOCKPILING DURING FILL OPERATIONS, AND SPREADING AFTER FINAL FILL PLACEMENT.
- CONTRACTOR SHALL PROOF-ROLL ALL AREAS PRIOR TO FILL PLACEMENT. AREAS FOUND TO BE "PUSHING" OR SHOWING EXCESSIVE MOISTURE SHALL BE DRIED OUT AND RE-COMPACTED.
- THE TESTING LABORATORY'S REPRESENTATIVE WILL DETERMINE THE MOISTURE-DENSITY RELATIONSHIPS IN ACCORDANCE WITH ASTM D698, ON MATERIAL SECURED FROM EACH TYPE OF MATERIAL ENCOUNTERED.
- EACH LAYER SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY PER ASTM D698. "LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT OF 12,400 FT-LB/FT³ (600 KN-M/M³)", AT A MOISTURE CONTENT OF BETWEEN OPTIMUM AND PLUS 3 PERCENT OF OPTIMUM. SOILS SHALL NOT BE COMPACTED AT LESS THAN THE OPTIMUM MOISTURE CONTENT.
- THE TESTING LABORATORY'S REPRESENTATIVE WILL DETERMINE THE IN-PLACE DENSITY IN ACCORDANCE WITH ASTM D6938. "STANDARD TEST METHOD FOR IN-PLACE DENSITY AND WATER CONTENT OF SOIL AND SOIL-AGGREGATE BY NUCLEAR METHODS (SHALLOW DEPTH)" OR ASTM D1556, "STANDARD TEST METHODS FOR DENSITY AND UNIT WEIGHT OF SOIL IN PLACE BY SAND-CONE METHOD". THE MINIMUM LEVEL OF TESTING WILL CONSIST OF AT LEAST THREE TESTS FOR EACH 1,000 FEET PER LANE OF ROADWAY OR 10,000 SQUARE FEET OF FILL, PER LIFT.
- QUALITY ASSURANCE. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF THE QUALITY OF MATERIALS INCORPORATED INTO THE CONSTRUCTION AND THE QUALITY OF COMPLETED CONSTRUCTION. THE OWNER WILL ENGAGE MATERIALS ENGINEERING SERVICES TO PROVIDE QUALITY ASSURANCE TESTING AND INSPECTION TO ASSIST THE ENGINEER IN DETERMINING THE ACCEPTABILITY OF MATERIALS AND COMPLETED CONSTRUCTION. QUALITY ASSURANCE SERVICES PROVIDED BY THE OWNER DO NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR QUALITY CONTROL. THE ENGINEER SHALL NOT HAVE CONTROL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.

10/18/2019



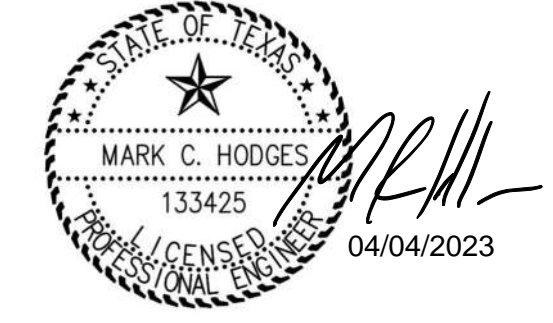
BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.
TEMPORARY BENCHMARK-A:
 TEMPORARY BENCHMARK "A" IS A BOX OUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.45 FEET. (NAVD83, 2001 ADJUSTMENT)
TEMPORARY BENCHMARK-B:
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FLOODPLAIN:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400A EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637



CITY OF ANGLETON BRAZORIA COUNTY, TEXAS

121 S Velasco, Angleton, Texas 77515

CITY OF ANGLETON LIVE OAK RANCH

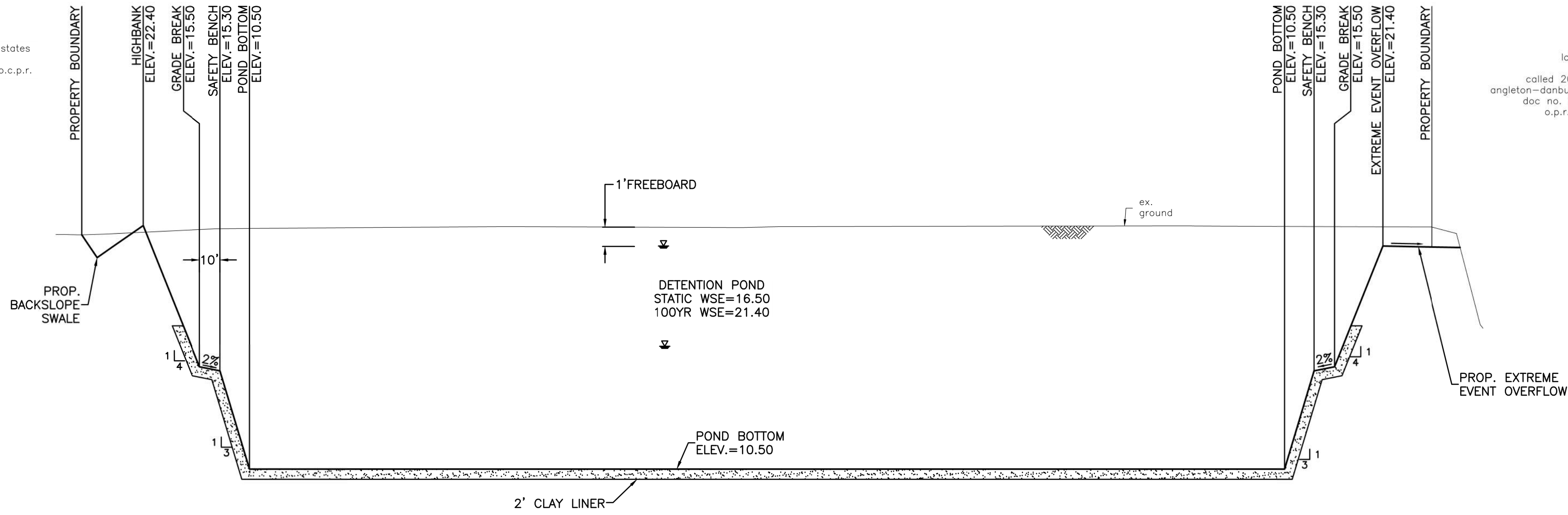
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DSGN.	NPM	DATE	6/22	IMAGE NO.	I-21027000-01
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:		HORIZ.		VERT.	
1"	= 60'	N/A		N/A	

SHEET 13 OF 49 SHEETS

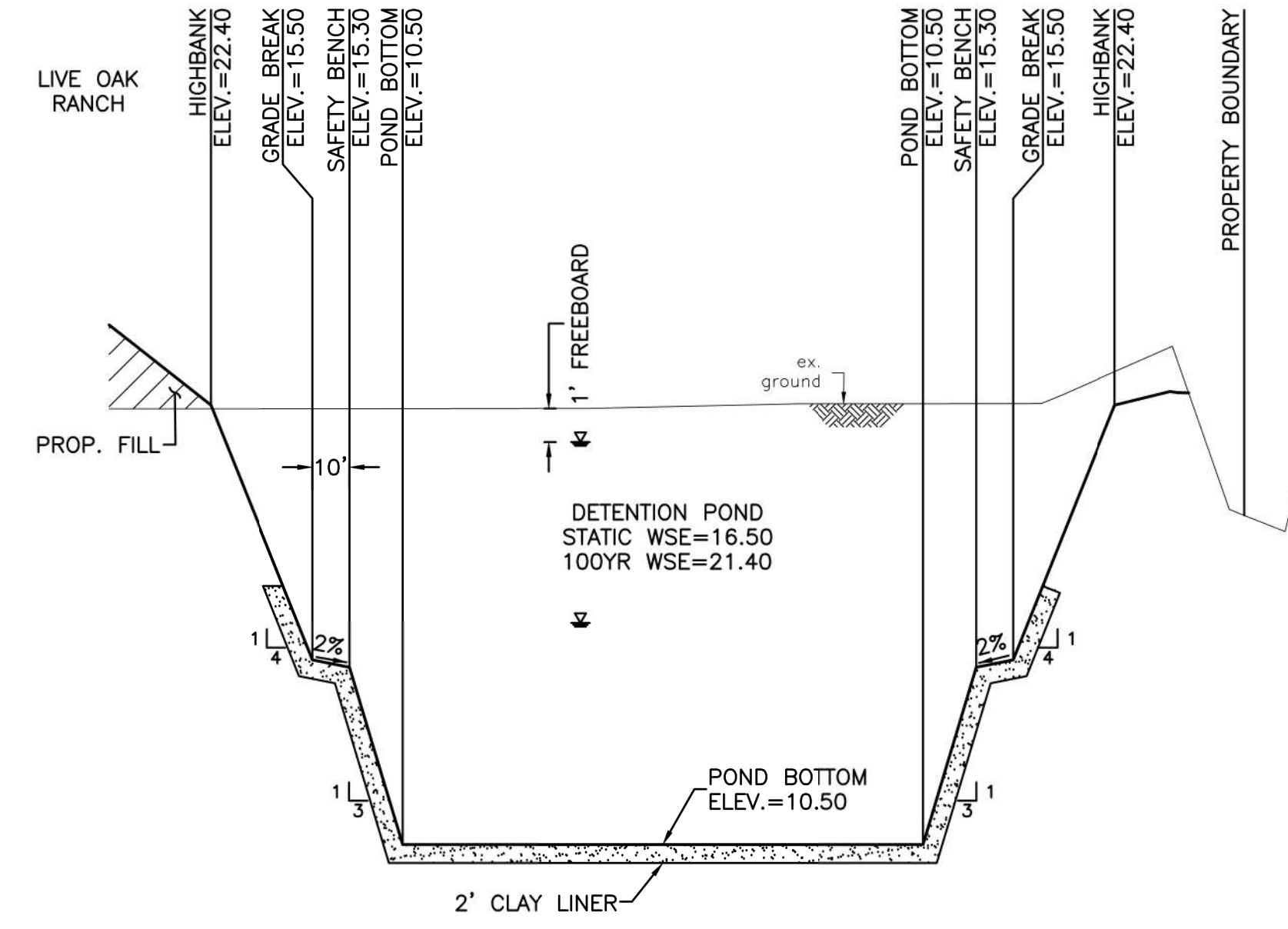
FOR CROSS SECTIONS SEE SHEET 14 OF 49

angleton country estates
section 2
vol. 15, pg. 367, b.c.p.r.



SECTION A-A

lot 50
called 20,018 acres
angleton-danbury hospital district
doc no. 2006004367
o.p.r.b.c., tx.



SECTION B-B

BENCHMARK(S) / FLOODPLAIN

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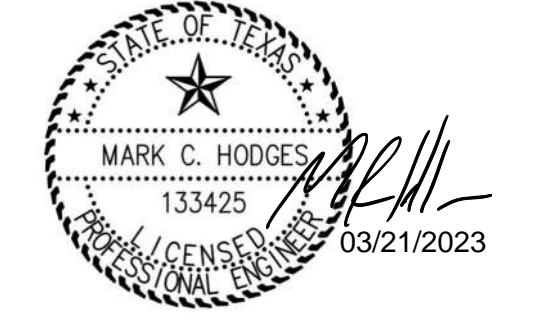
TEMPORARY BENCHMARK - B:
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FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE



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Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
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CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

121 S Velasco,
Angleton, Texas 77515

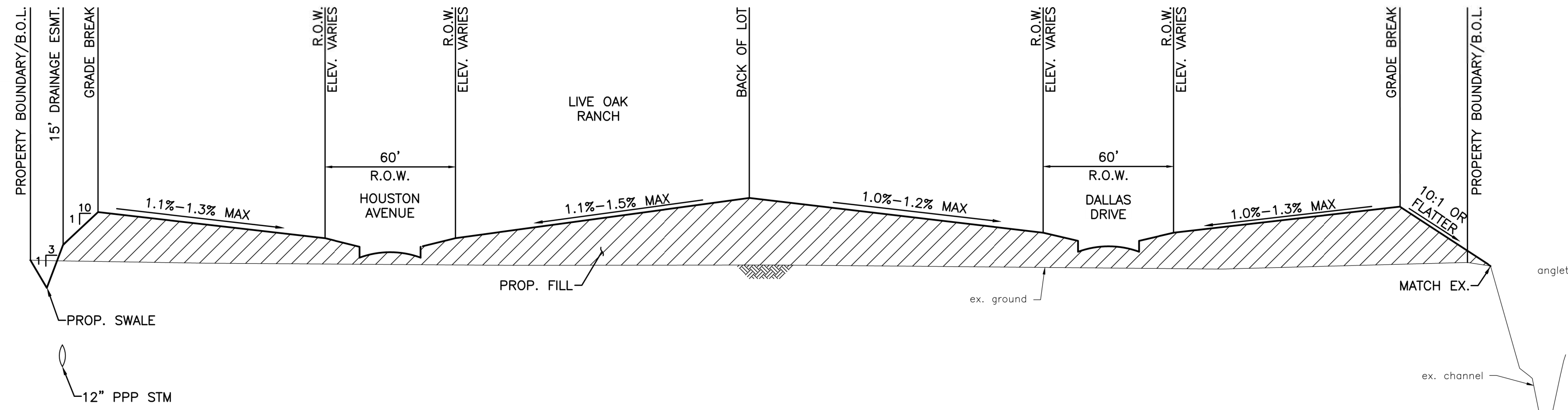
CITY OF ANGLETON
LIVE OAK RANCH

GRADING CROSS SECTIONS

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	I-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

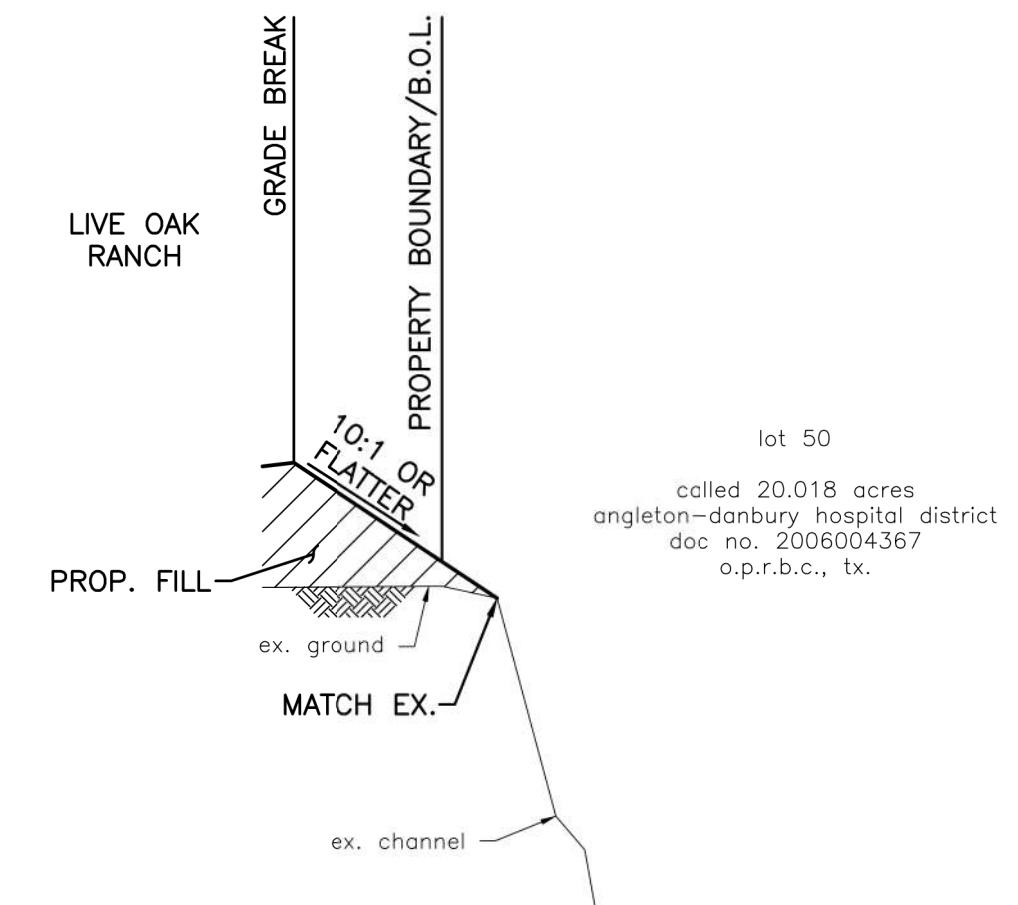
SCALE:
HORIZ. N/A
VERT. N/A
SHEET 14 OF 49 SHEETS

angleton country estates
section 2
vol. 15, pg. 367, b.c.p.r.

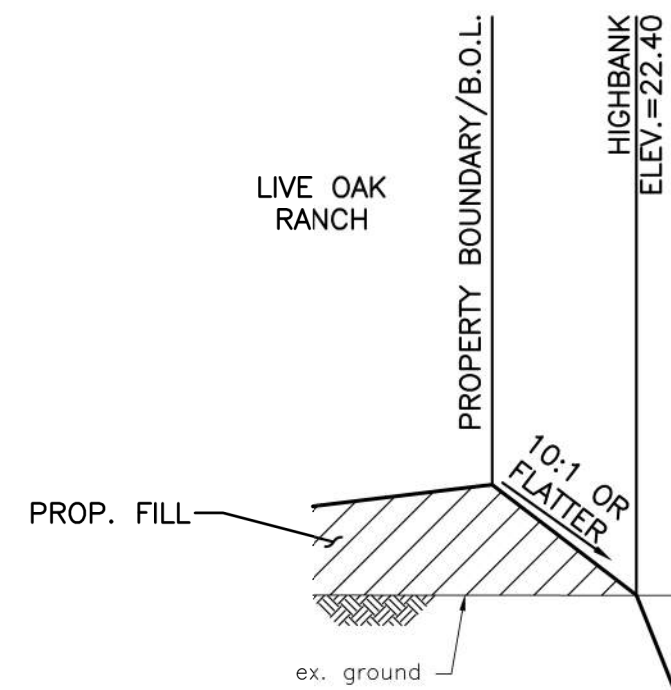


SECTION C-C

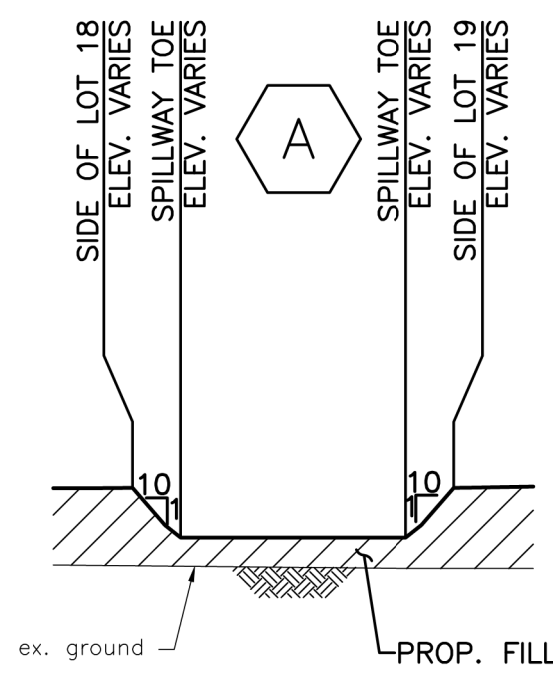
lot 50
called 20,018 acres
angleton-danbury hospital district
doc no. 2006004367
o.p.r.b.c., tx.



SECTION D-D

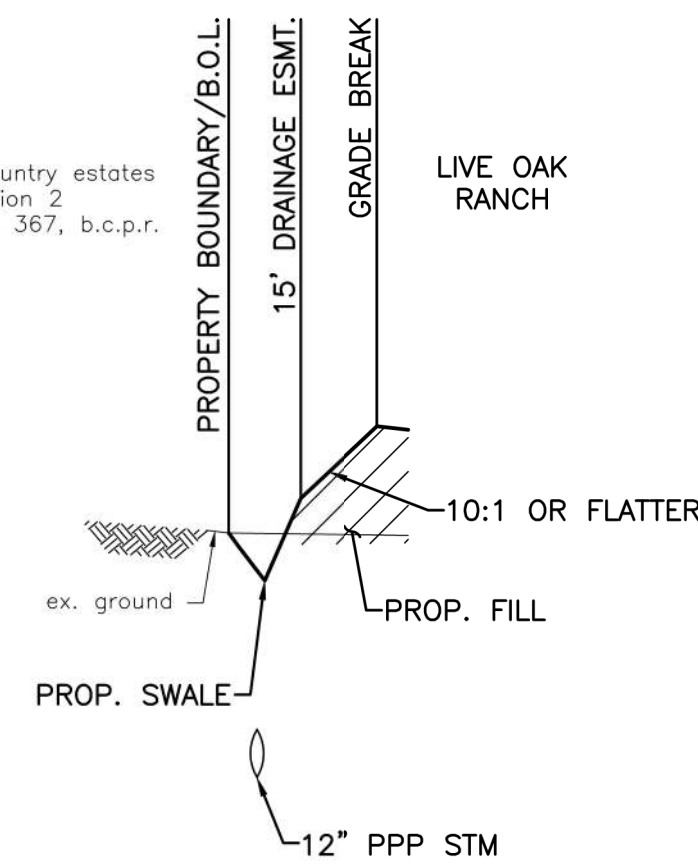


SECTION E-E



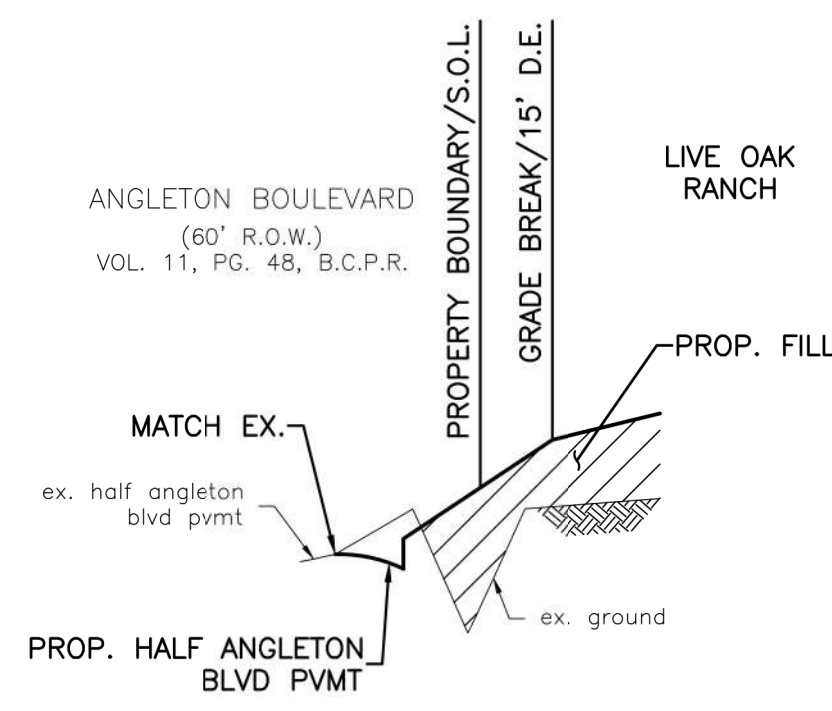
SECTION F-F

angleton country estates
section 2
vol. 15, pg. 367, b.c.p.r.



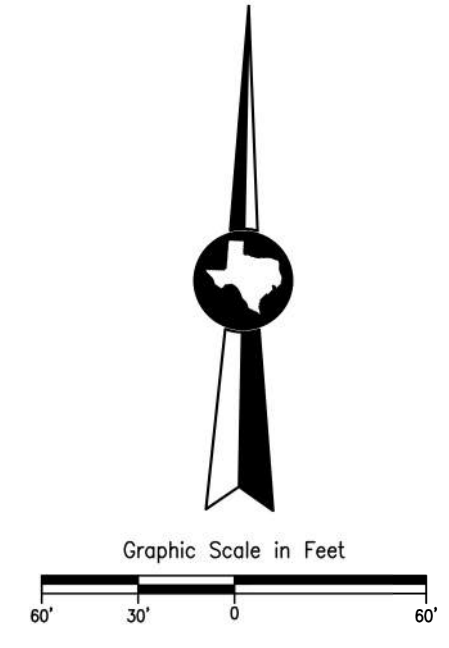
SECTION G-G

ANGLETON BOULEVARD
(60' R.O.W.)
VOL. 11, PG. 48, B.C.P.R.

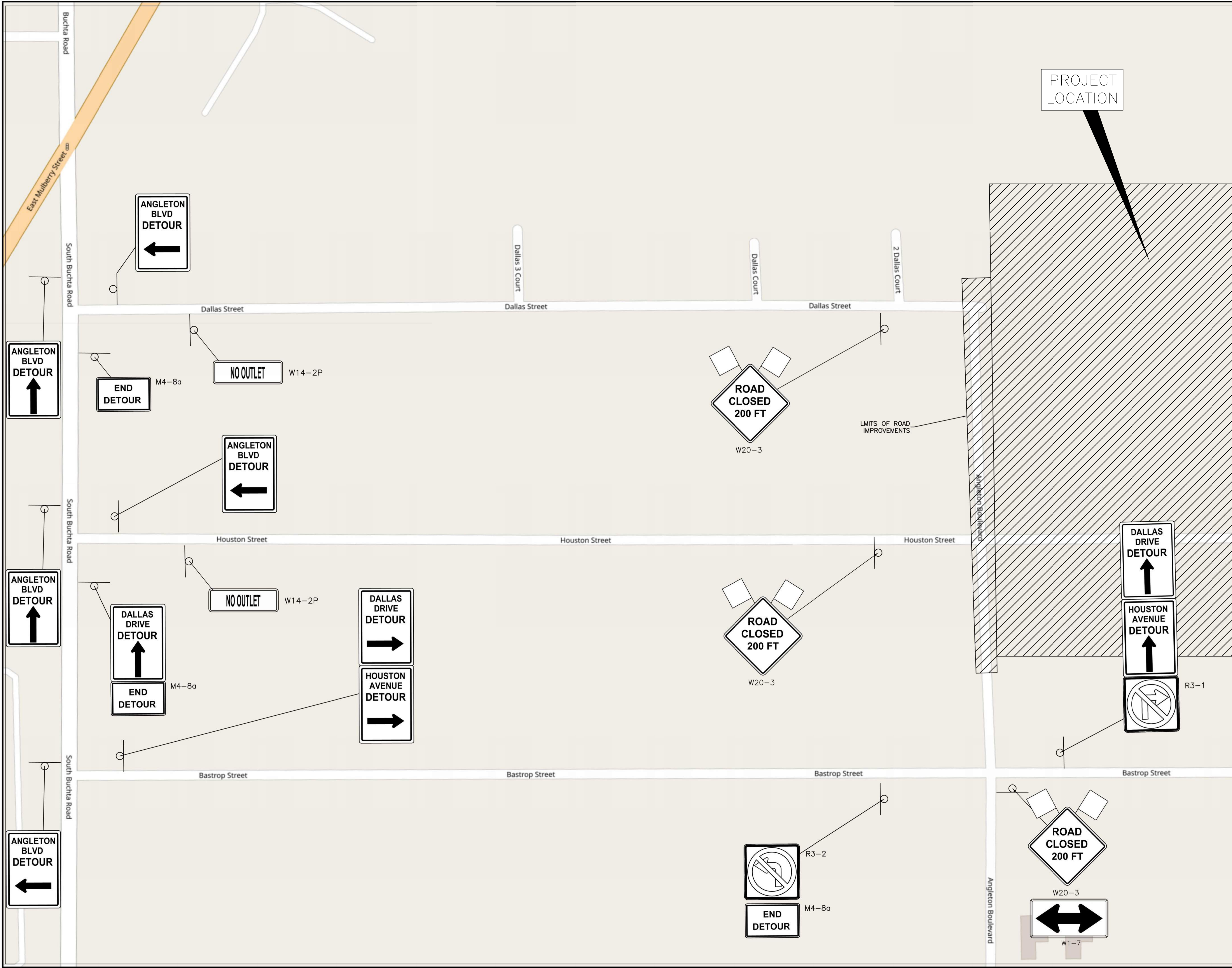


SECTION H-H

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PROJECT LOCATION

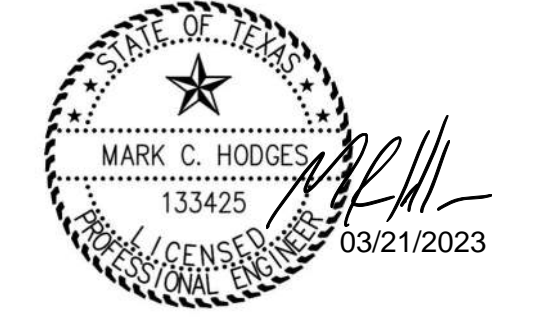


BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
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TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)
FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY
ENGINEERING GROUP
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Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

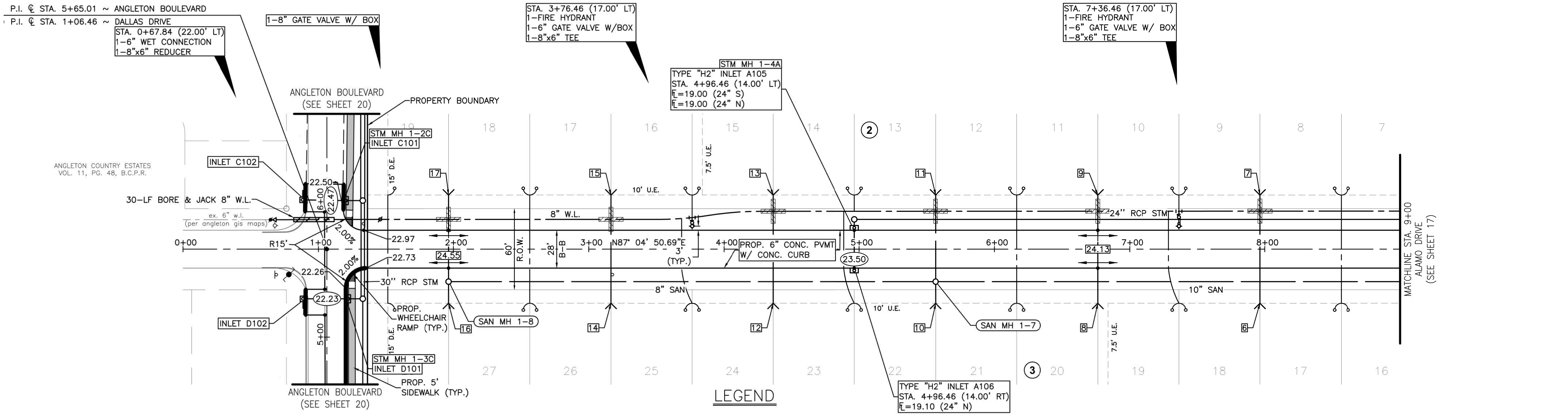
121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

TRAFFIC CONTROL PLAN
LAYOUT

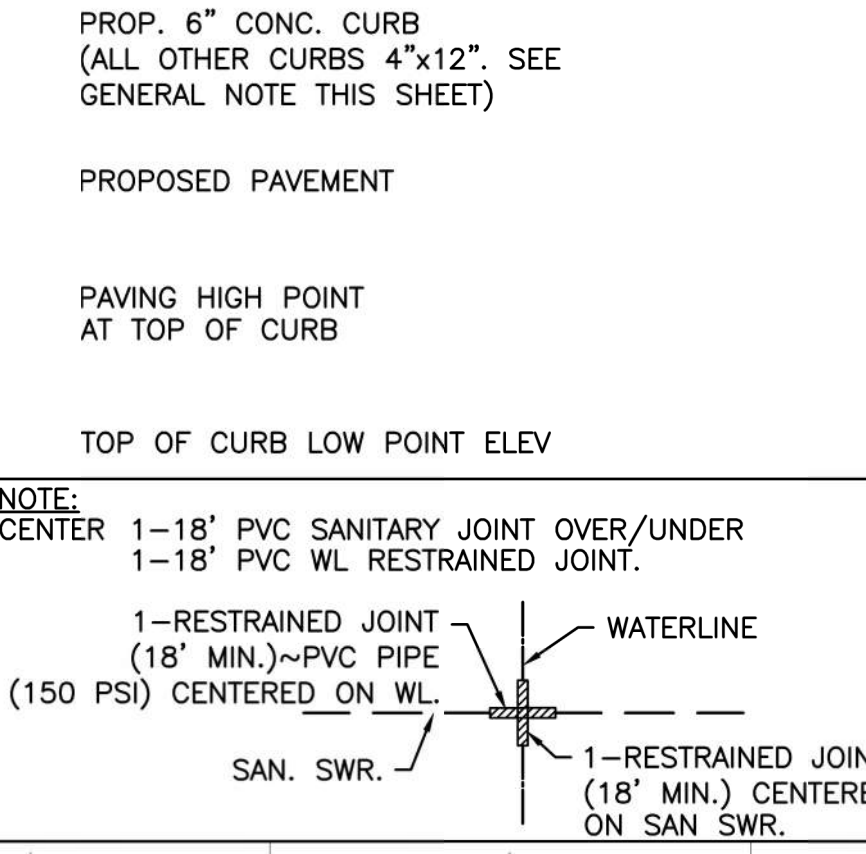
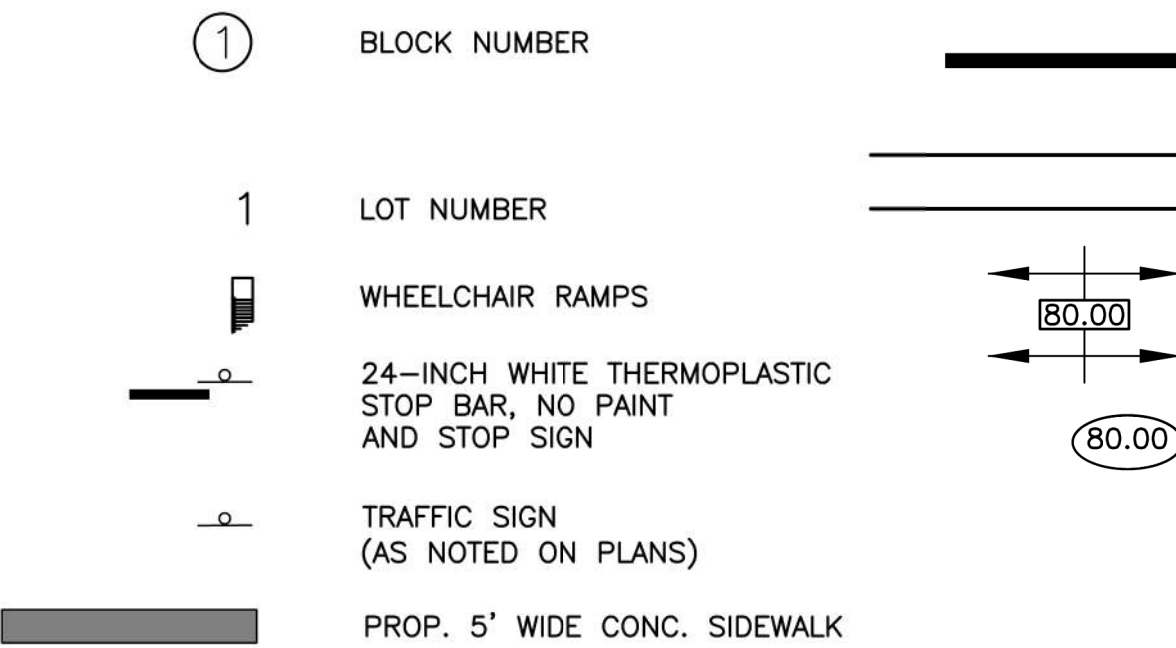
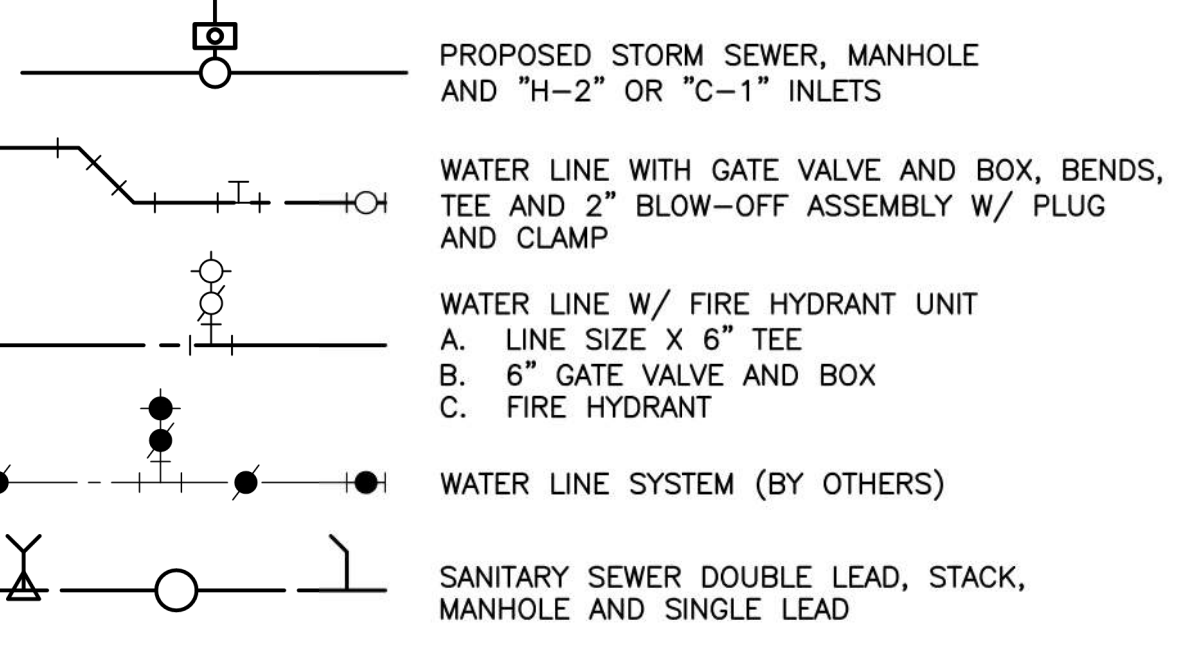
SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
DWN. NPM. DATE 6/22	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	
SCALE: HORIZ. 1" = 60'	SHEET 15 OF 49 SHEETS
VERT. N/A	

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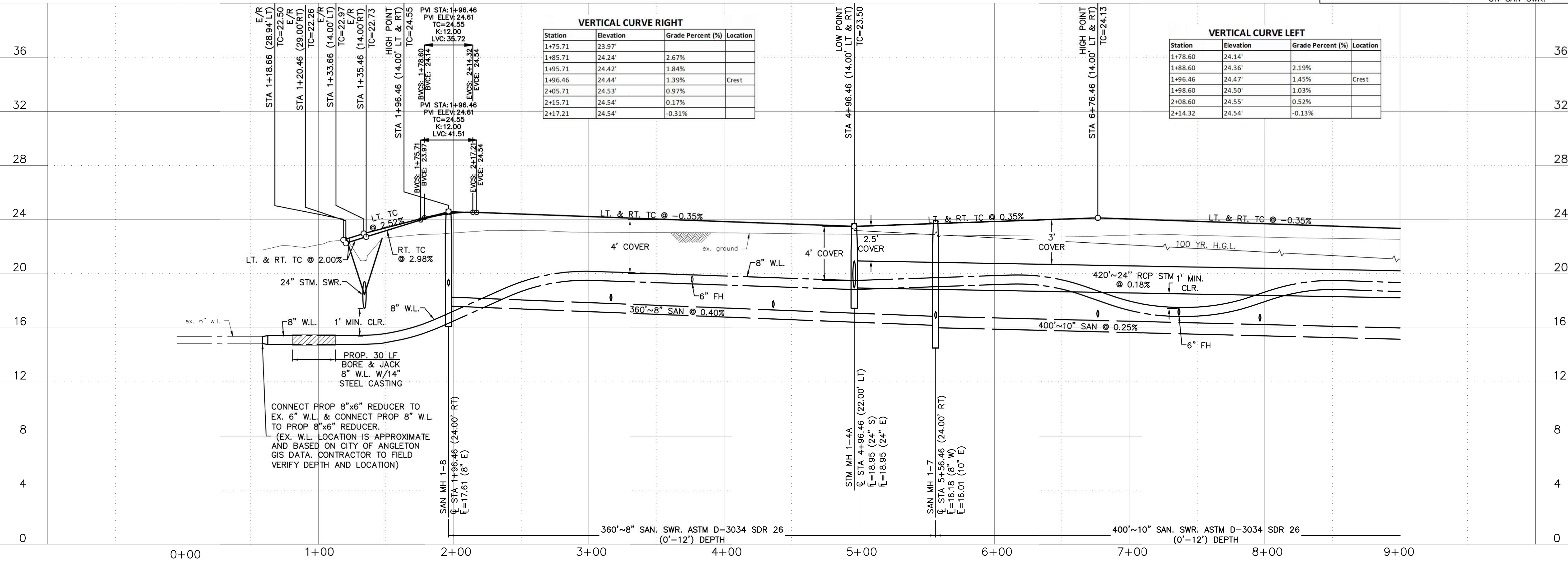


LEAD NO.	STATION (OFFSET)	LENGTH ~ SLOPE	ℓ @ LOT=
6	7+96.46 (40.00' RT)	16.00' ~ 6" @ 1.25%	15.90
7	7+96.46 (40.00' LT)	64.00' ~ 6" @ 1.25%	16.50
8	6+76.46 (40.00' RT)	16.00' ~ 6" @ 1.25%	16.20
9	6+76.46 (40.00' LT)	64.00' ~ 6" @ 1.25%	16.80
10	5+56.46 (40.00' RT)	14.00' ~ 6" @ 1.43%	17.70
11	5+56.46 (40.00' LT)	62.00' ~ 6" @ 0.81%	16.70

LEAD NO.	STATION (OFFSET)	LENGTH ~ SLOPE	ℓ @ LOT=
12	4+36.46 (40.00' RT)	16.00' ~ 6" @ 1.25%	17.10
13	4+36.46 (40.00' LT)	64.00' ~ 6" @ 0.94%	17.50
14	3+16.46 (40.00' RT)	16.00' ~ 6" @ 1.25%	17.60
15	3+16.46 (40.00' LT)	64.00' ~ 6" @ 0.94%	18.00
16	1+96.46 (40.00' RT)	14.00' ~ 6" @ 1.43%	18.80
17	1+96.46 (40.00' LT)	62.00' ~ 6" @ 0.81%	19.10



DALLAS DRIVE



GENERAL NOTES:

- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
- 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
- MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
- CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN, AND SHALL COORDINATE WITH THE CITY OF ANGLETON PUBLIC WORKS DEPARTMENT UPON CONNECTION
- CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.
- SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND OR KNUCKLES: ALL UTILITIES UNDER PAVEMENT IN CUL-DE-SAC AND OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE

APPR.	REVISION	DATE

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 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeng.com
 TBPE No. F-17637



**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**

121 S Velasco,
 Angleton, Texas 77515

CITY OF ANGLETON
 LIVE OAK RANCH

DALLAS DRIVE
 PLAN & PROFILE
 (STA. 0+00 TO 9+00)

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWGN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:
 HORIZ. 1" = 40'
 VERT. 1" = 4'

SHEET 16 OF 49 SHEETS

STREET NAME CHANGE
 @ STA. 9+95.77 ~ DALLAS DRIVE
 =@ STA. 9+95.77 ~ ALAMO DRIVE
 CENTER OF KNUCKLE ~ ALAMO DRIVE
 STA. 9+95.77, 5.00' LT

STA. 10+06.39 (55.51' LT)
 1-FIRE HYDRANT
 1-6" GATE VALVE W/ BOX
 1-8"x6" TEE

Q CURVE DATA
 STA. 9+56.50 TO
 STA. 10+35.05
 L=90'01"02"
 R=50.00
 L=78.55
 T=50.02

STM MH 1-3A
 TYPE "H2" INLET A103
 STA. 9+16.46 (14.00' LT)
 E=18.40 (24" S)
 E=18.40 (24" N)

1-8"x8" TEE
 1-8" GATE VALVE W/ BOX

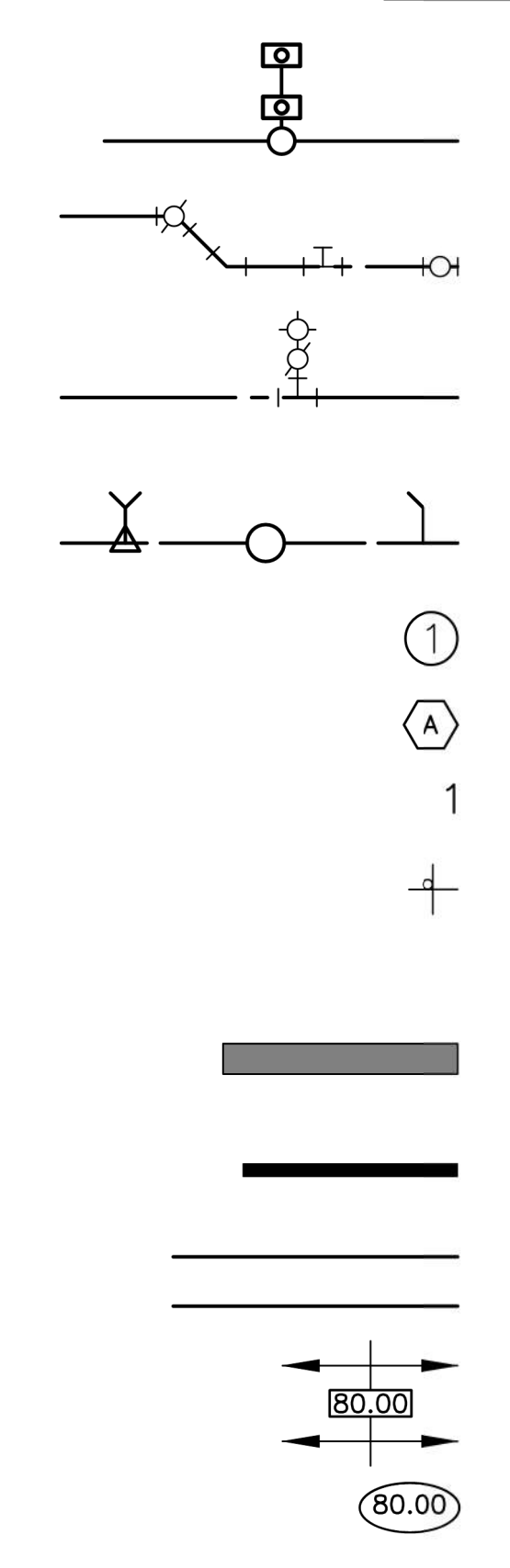
STM MH 1-1A
 TYPE "C1" INLET A101
 STA. 11+81.07 (14.00' LT)
 E=18.00 (24" W)
 E=18.00 (24" E)

STREET NAME CHANGE
 @ STA. 13+04.31 ~ ALAMO DRIVE
 =@ STA. 13+04.31 ~ HOUSTON AVENUE
 CENTER OF KNUCKLE ~ ALAMO DRIVE
 STA. 13+04.31, 6.00' LT

STA. 12+93.97 (56.60' LT)
 1-FIRE HYDRANT
 1-6" GATE VALVE W/ BOX
 1-8"x6" TEE
 3-8" 45' BENDS
 2-8" 22.5' BENDS

Q CURVE DATA
 STA. 12+65.05 TO
 STA. 13+43.58
 L=89'58"58"
 R=50.00
 L=78.52
 T=49.98

LEGEND



PROPOSED STORM SEWER, MANHOLE AND "H-2" OR "C-1" INLETS

WATER LINE WITH GATE VALVE AND BOX, BENDS, TEE AND 2" BLOW-OFF ASSEMBLY W/ PLUG AND CLAMP

WATER LINE W/ FIRE HYDRANT UNIT
 A. LINE SIZE X 6" TEE
 B. 6" GATE VALVE AND BOX
 C. FIRE HYDRANT

SANITARY SEWER DOUBLE LEAD, STACK, MANHOLE AND SINGLE LEAD

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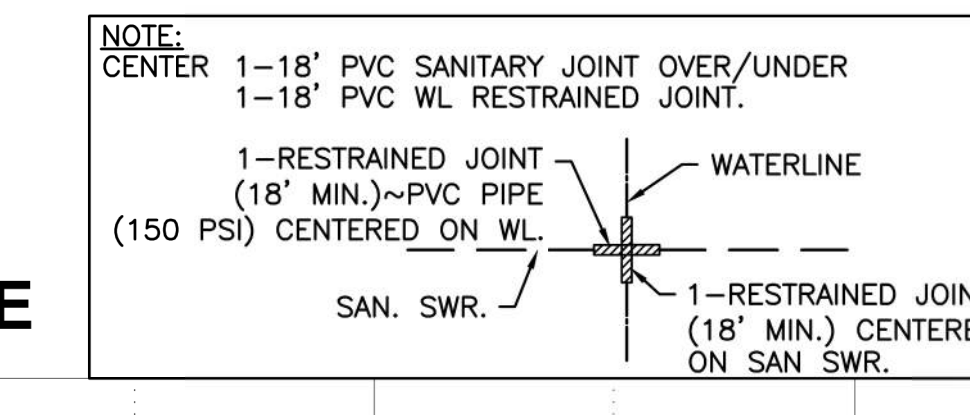
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TEMPORARY BENCHMARK-B:
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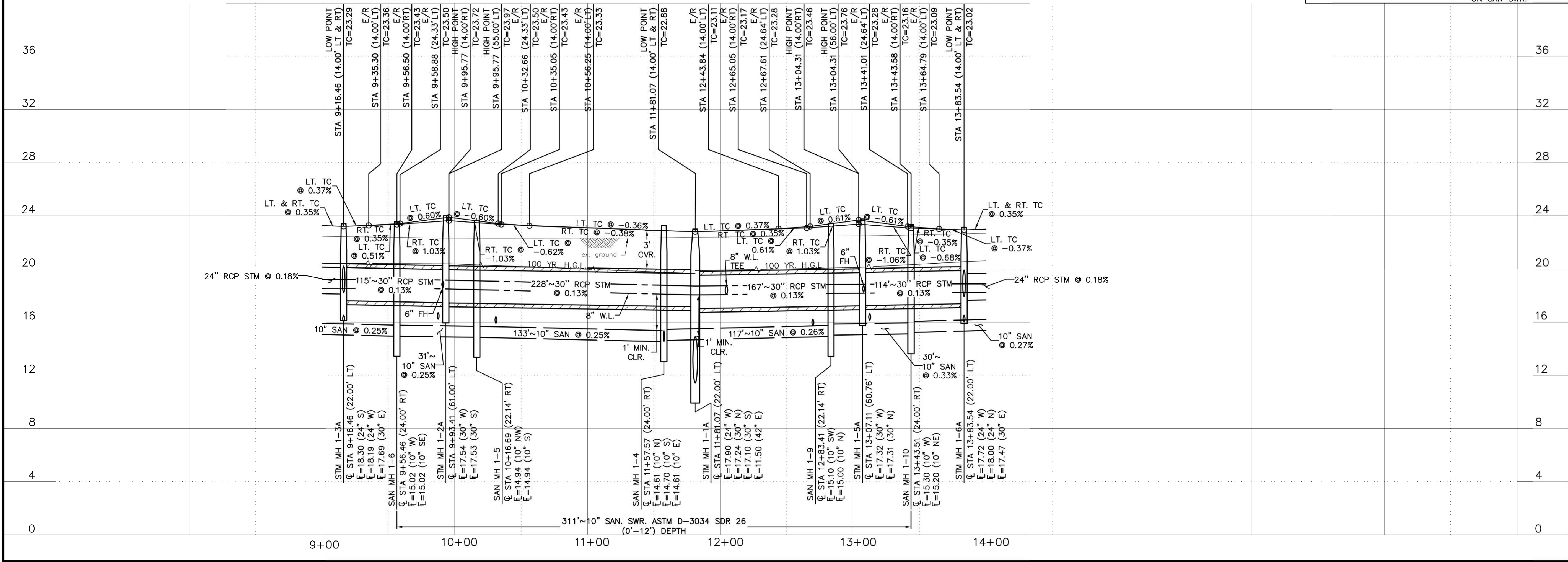
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 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0000 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".



LEAD NO.	STATION (OFFSET)	LENGTH ~ SLOPE	E @ LOT=
1	11+37.57 (40.00' LT)	20.00' ~ 6" @ 1.00%	15.00
2	10+31.00 (52.17' LT)	73.85' ~ 6" @ 0.81%	16.00
3	9+87.68 (73.72' LT)	101.76' ~ 6" @ 0.79%	16.30
4	9+16.46 (40.00' LT)	73.47' ~ 6" @ 0.82%	16.10
5	9+16.46 (40.00' RT)	16.00' ~ 6" @ 1.25%	15.60

LEAD NO.	STATION (OFFSET)	LENGTH ~ SLOPE	E @ LOT=
18	12+69.67 (53.26' LT)	74.83' ~ 6" @ 0.94%	15.80
19	13+12.54 (74.64' LT)	102.56' ~ 6" @ 0.70%	16.22
20	13+83.54 (40.00' LT)	73.47' ~ 6" @ 0.82%	16.10
21	13+83.54 (40.00' RT)	16.00' ~ 6" @ 1.25%	16.00

ALAMO DRIVE



APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637

MARK C. HODGES
 133425
 03/21/2023

**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**

121 S Velasco,
 Angleton, Texas 77515

CITY OF ANGLETON
 LIVE OAK RANCH

**ALAMO DRIVE PLAN & PROFILE
 (STA. 9+00 TO 14+00)**

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
CHDK.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:
 HORIZ. 1" = 40'
 VERT. 1" = 4'

SHEET 17 OF 49 SHEETS

SANITARY LEADS			
LEAD NO.	STATION (OFFSET)	LENGTH ~ SLOPE	ℓ @ LOT=
22	15+03.54 (40.00' RT)	16.00' ~ 6" @ 1.25%	16.30
23	15+03.54 (40.00' LT)	64.00' ~ 6" @ 0.78%	16.60
24	16+23.54 (40.00' RT)	16.00' ~ 6" @ 1.25%	16.60
25	16+23.54 (40.00' LT)	64.00' ~ 6" @ 0.78%	16.90
26	17+43.54 (40.00' RT)	14.00' ~ 6" @ 1.43%	17.20
27	17+43.54 (40.00' LT)	62.00' ~ 6" @ 0.71%	17.14

SANITARY LEADS			
LEAD NO.	STATION (OFFSET)	LENGTH ~ SLOPE	ℓ @ LOT=
28	18+63.54 (40.00' RT)	16.00' ~ 6" @ 1.25%	17.50
29	18+63.54 (40.00' LT)	64.00' ~ 6" @ 0.78%	17.80
30	19+83.54 (40.00' RT)	16.00' ~ 6" @ 1.25%	18.00
31	19+83.54 (40.00' LT)	64.00' ~ 6" @ 0.78%	18.30
32	21+03.54 (40.00' RT)	14.00' ~ 6" @ 1.43%	18.70
33	21+03.54 (40.00' LT)	62.00' ~ 6" @ 0.81%	19.00

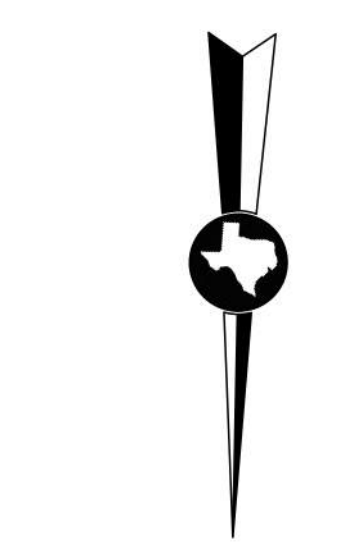
STA. 15+63.54 (17.00' LT)
1-FIRE HYDRANT
1-6" GATE VALVE W/ BOX
1-8"x6" TEE

STA. 19+23.54 (17.00' LT)
1-FIRE HYDRANT
1-6" GATE VALVE W/ BOX
1-8"x6" TEE

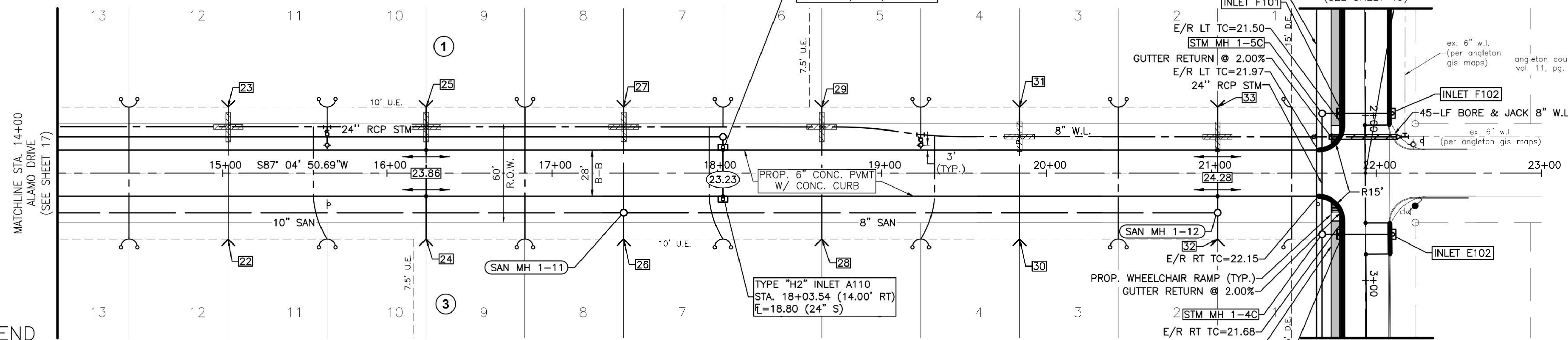
P.I. @ STA. 21+93.54 ~ HOUSTON AVENUE
= P.I. @ STA. 2+35.01 ~ ANGLETON BOULEVARD

1-8" GATE VALVE W/ BOX

1-6"x6" TEE
1-6" WET CONNECTION
1-8"x6" REDUCER

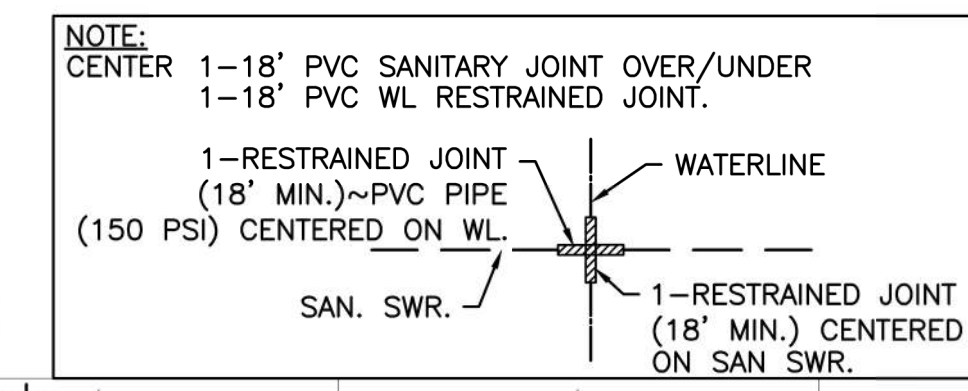


- GENERAL NOTES:**
- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 - 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN, AND SHALL COORDINATE WITH THE CITY OF ANGLETON PUBLIC WORKS DEPARTMENT UPON CONNECTION.
 - CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.
 - SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND OR KNUCKLES: ALL UTILITIES UNDER PAVEMENT IN CUL-DE-SAC AND OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE



LEGEND

- PROPOSED STORM SEWER, MANHOLE AND "H-2" OR "C-1" INLETS
- WATER LINE WITH GATE VALVE AND BOX, BENDS, TEE AND 2" BLOW-OFF ASSEMBLY W/ PLUG AND CLAMP
- WATER LINE W/ FIRE HYDRANT UNIT
 - A. LINE SIZE X 6" TEE
 - B. 6" GATE VALVE AND BOX
 - C. FIRE HYDRANT
- WATER LINE SYSTEM (BY OTHERS)
- SANITARY SEWER DOUBLE LEAD, STACK, MANHOLE AND SINGLE LEAD
- SANITARY SEWER AND MANHOLE (BY OTHERS)
- BLOCK NUMBER
- LOT NUMBER
- WHEELCHAIR RAMPS
- 24-INCH WHITE THERMOPLASTIC STOP BAR, NO PAINT AND STOP SIGN
- TRAFFIC SIGN (AS NOTED ON PLANS)
- PROP. 5' WIDE CONC. SIDEWALK
- PROP. 6" CONC. CURB (ALL OTHER CURBS 4"x12". SEE GENERAL NOTE THIS SHEET)
- PROPOSED PAVEMENT
- PAVING HIGH POINT AT TOP OF CURB
- TOP OF CURB LOW POINT ELEV



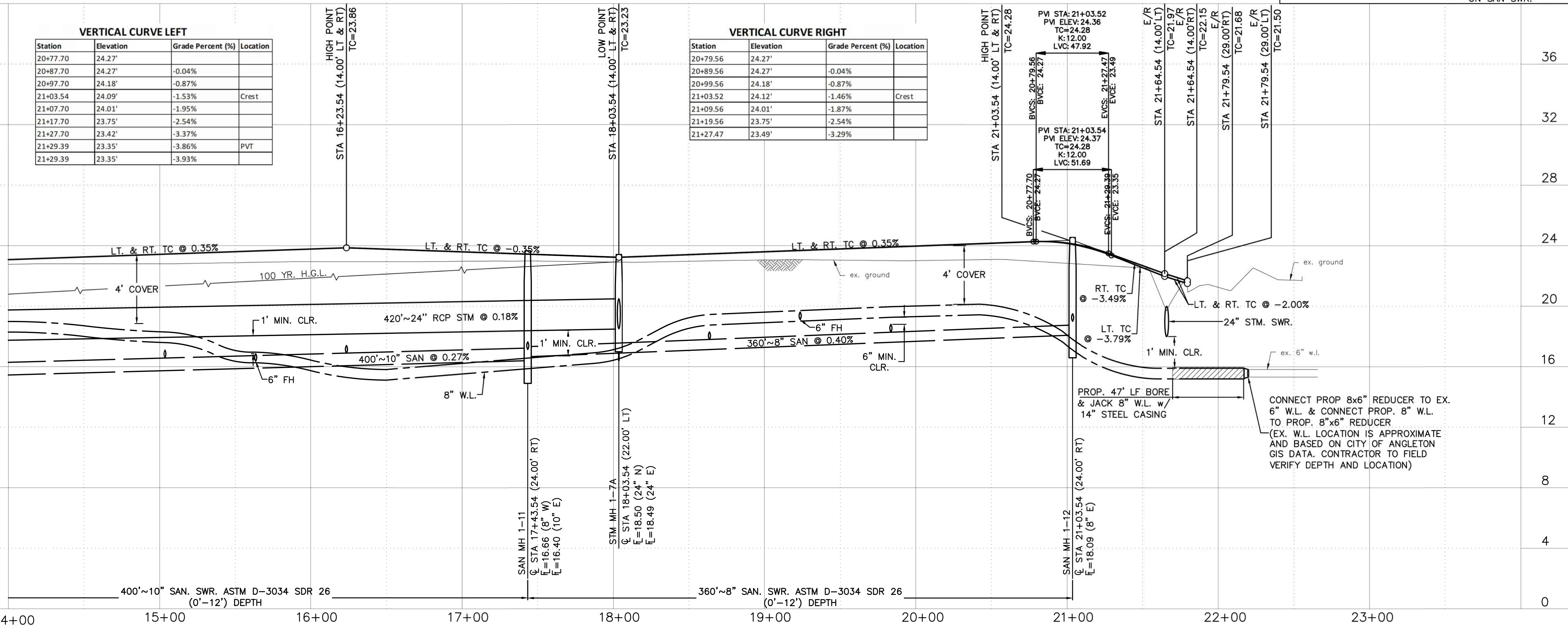
HOUSTON AVENUE

VERTICAL CURVE LEFT

Station	Elevation	Grade Percent (%)	Location
20+77.70	24.27'		
20+87.70	24.27'	-0.04%	
20+97.70	24.18'	-0.87%	
21+03.54	24.09'	-1.53%	Crest
21+07.70	24.01'	-1.95%	
21+17.70	23.75'	-2.54%	
21+27.70	23.42'	-3.37%	
21+29.39	23.35'	-3.86%	PVT
21+29.39	23.35'	-3.93%	

VERTICAL CURVE RIGHT

Station	Elevation	Grade Percent (%)	Location
20+79.56	24.27'		
20+89.56	24.27'	-0.04%	
20+99.56	24.18'	-0.87%	
21+03.52	24.12'	-1.46%	Crest
21+09.56	24.01'	-1.87%	
21+19.56	23.75'	-2.54%	
21+27.47	23.49'	-3.29%	



BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

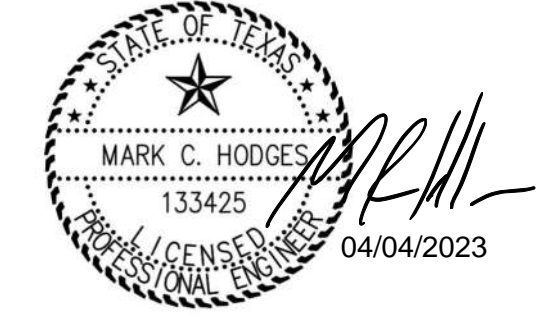
TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0000 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseeyeg.com
TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

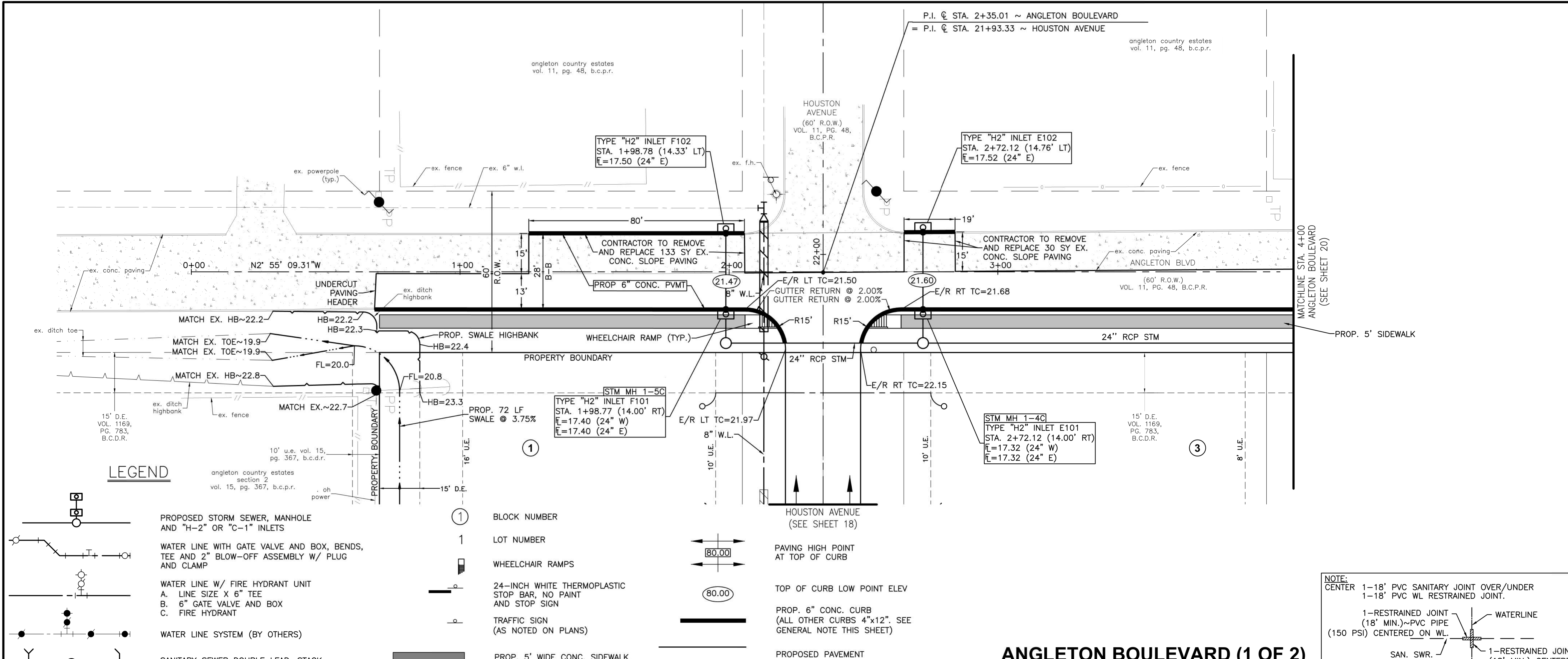
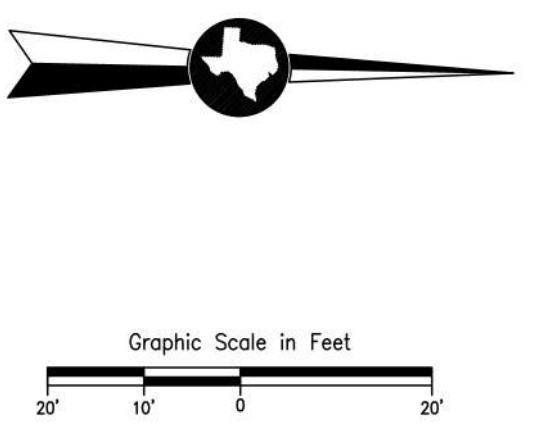
CITY OF ANGLETON
LIVE OAK RANCH

HOUSTON AVENUE
PLAN & PROFILE
(STA. 14+00 TO 23+00)

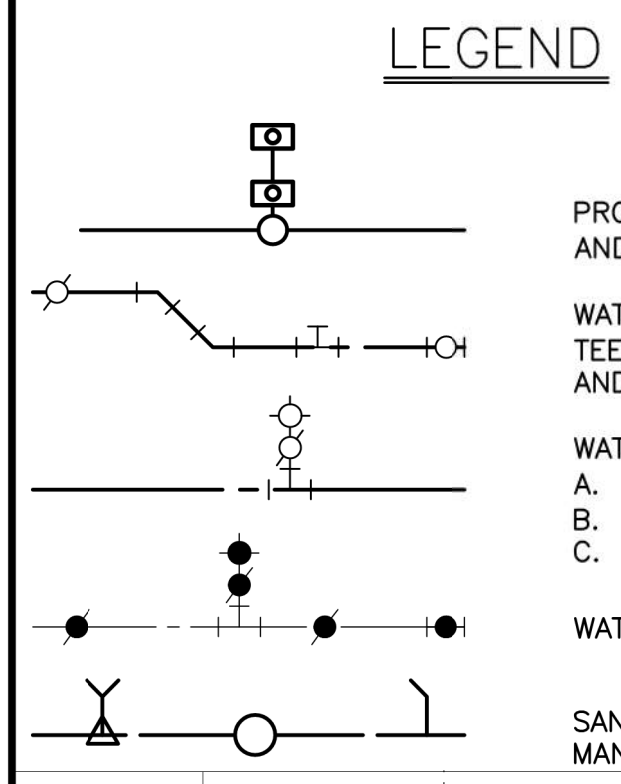
SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWIN	DATE	6/22			
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:
HORIZ. 1" = 40'
VERT. 1" = 4'

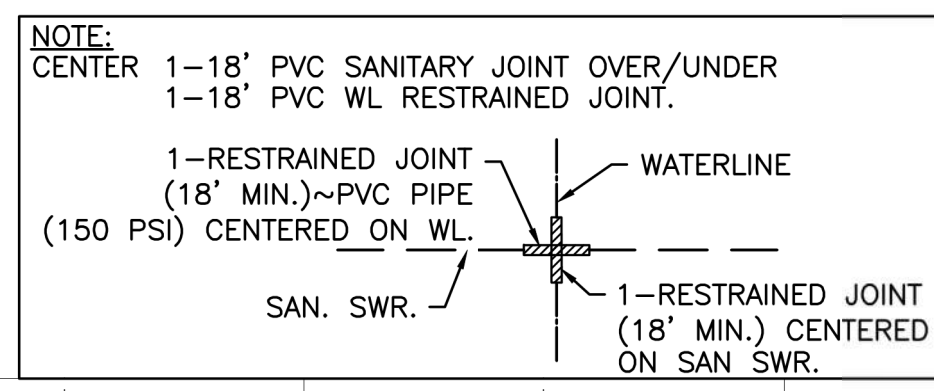
SHEET 18 OF 49 SHEETS



- GENERAL NOTES:**
- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 - 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT.
 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
 - CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.
 - SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND OR KNUCKLES: ALL UTILITIES UNDER PAVEMENT IN CUL-DE-SAC AND OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE.



- 1 BLOCK NUMBER
- 1 LOT NUMBER
- WHEELCHAIR RAMPS
- 24-INCH WHITE THERMOPLASTIC STOP BAR, NO PAINT AND STOP SIGN
- TRAFFIC SIGN (AS NOTED ON PLANS)
- PROP. 5' WIDE CONC. SIDEWALK
- PAVING HIGH POINT AT TOP OF CURB
- TOP OF CURB LOW POINT ELEV
- PROP. 6" CONC. CURB (ALL OTHER CURBS 4"x12". SEE GENERAL NOTE THIS SHEET)
- PROPOSED PAVEMENT



BENCHMARK(S) / FLOODPLAIN

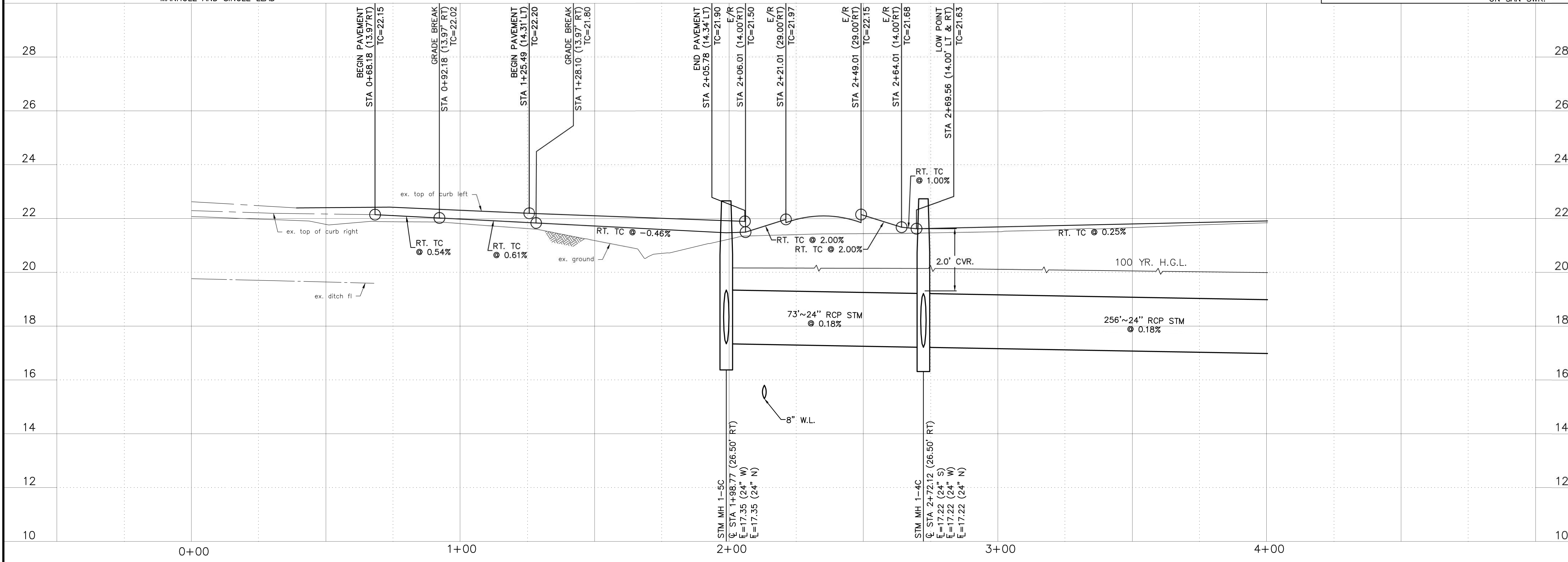
BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE



ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

MARK C. HODGE
133425
03/21/2023

CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS
121 S Velasco,
Angleton, Texas 77515

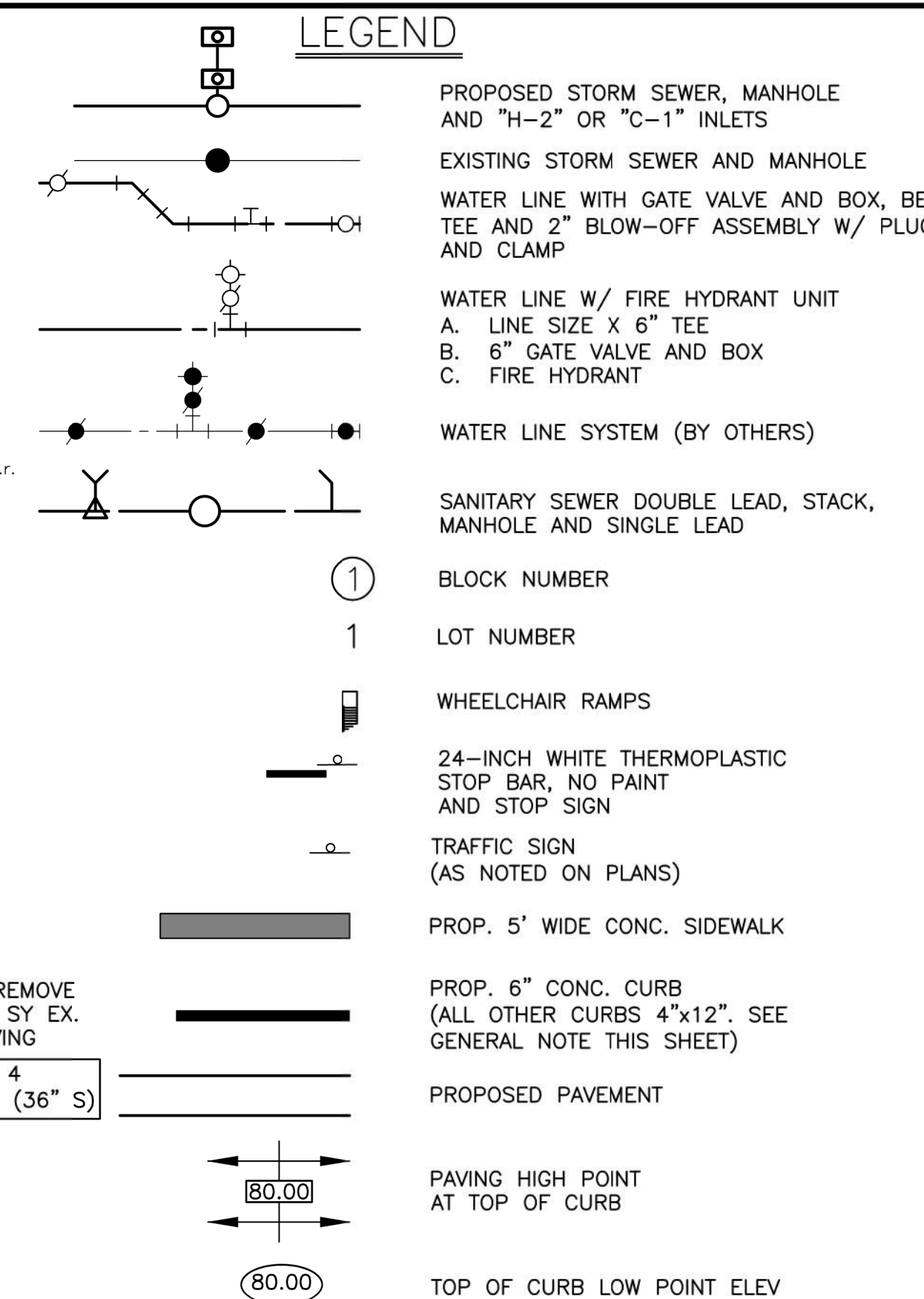
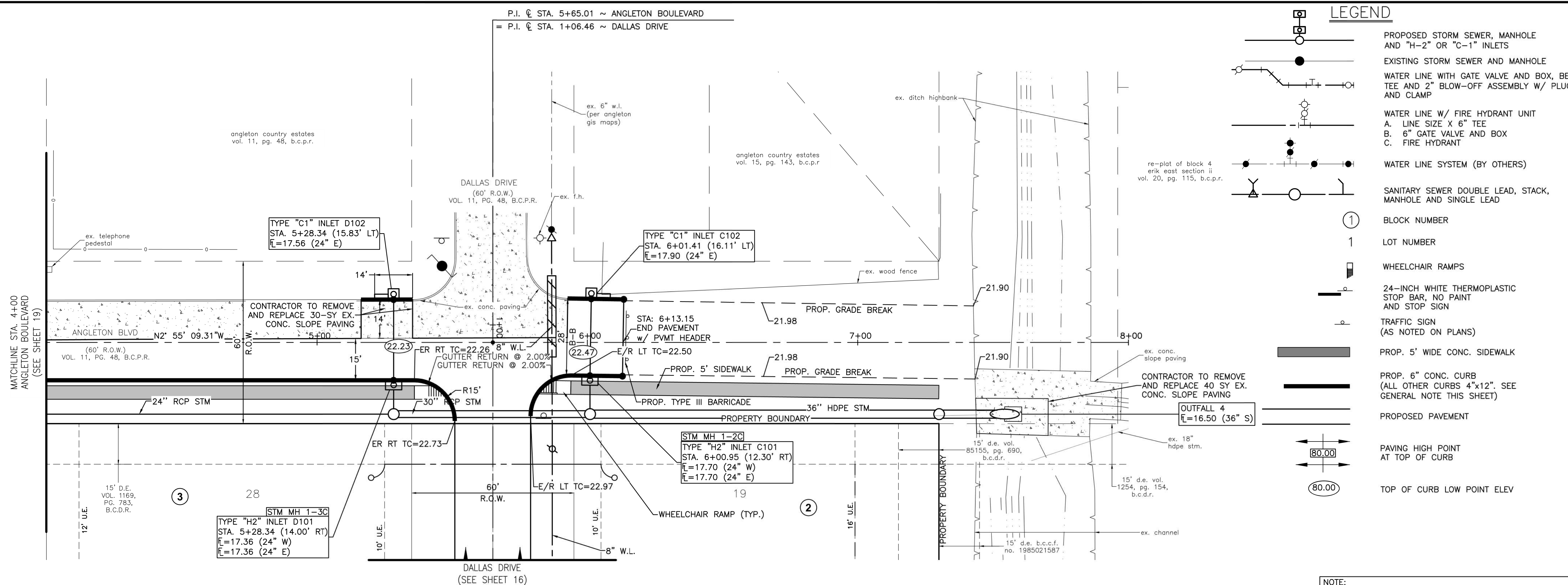
CITY OF ANGLETON
LIVE OAK RANCH

ANGLETON BOULEVARD PLAN & PROFILE (STA. 0+00 TO 4+00)

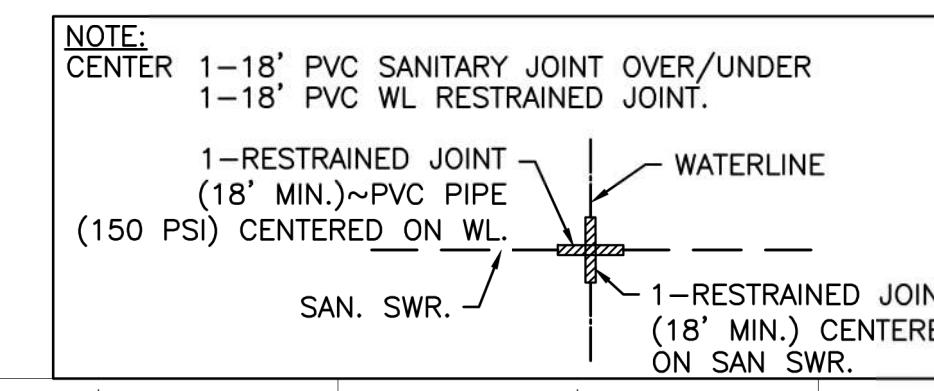
SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:
HORIZ. 1" = 20'
VERT. 1" = 2'

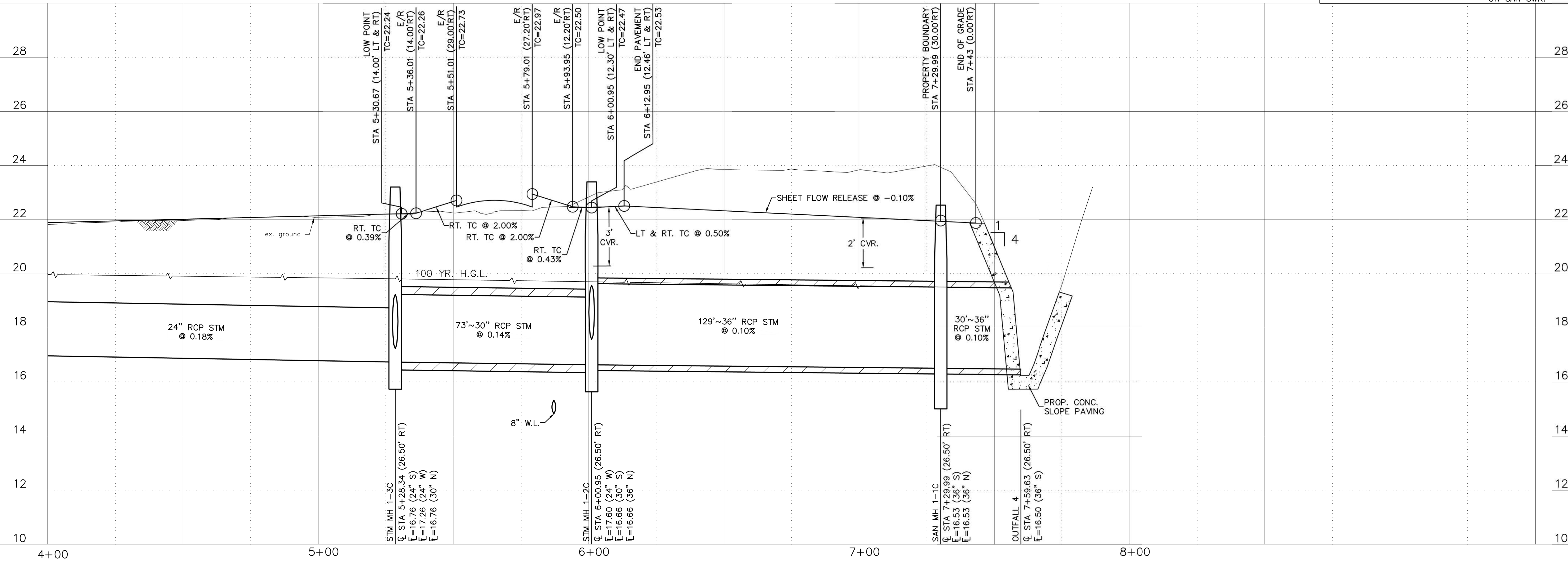
SHEET 19 OF 49 SHEETS



- GENERAL NOTES:**
- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 - 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
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 - SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND OR KNUCKLES: ALL UTILITIES UNDER PAVEMENT IN CUL-DE-SAC AND OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE



ANGLETON BOULEVARD (2 OF 2)



BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD. HAVING AN ELEVATION OF 22.46 FEET. (NAVD88, 2001 ADJUSTMENT)		
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET. (NAVD88, 2001 ADJUSTMENT)		
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030404R0 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637

**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**
 121 S Velasco,
 Angleton, Texas 77515

**CITY OF ANGLETON
 LIVE OAK RANCH**

**ANGLETON BOULEVARD PLAN
 & PROFILE (STA. 4+00 TO 8+00)**

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
DWN. NPM. DATE 6/22	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	

SCALE:
 HORIZ. 1" = 20'
 VERT. 1" = 2'

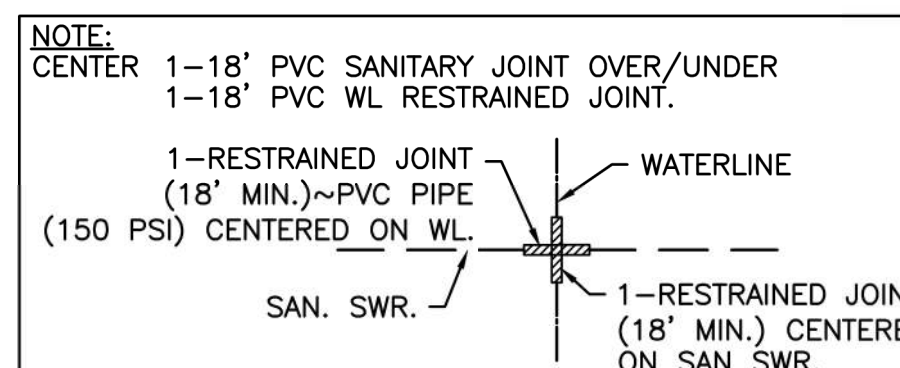
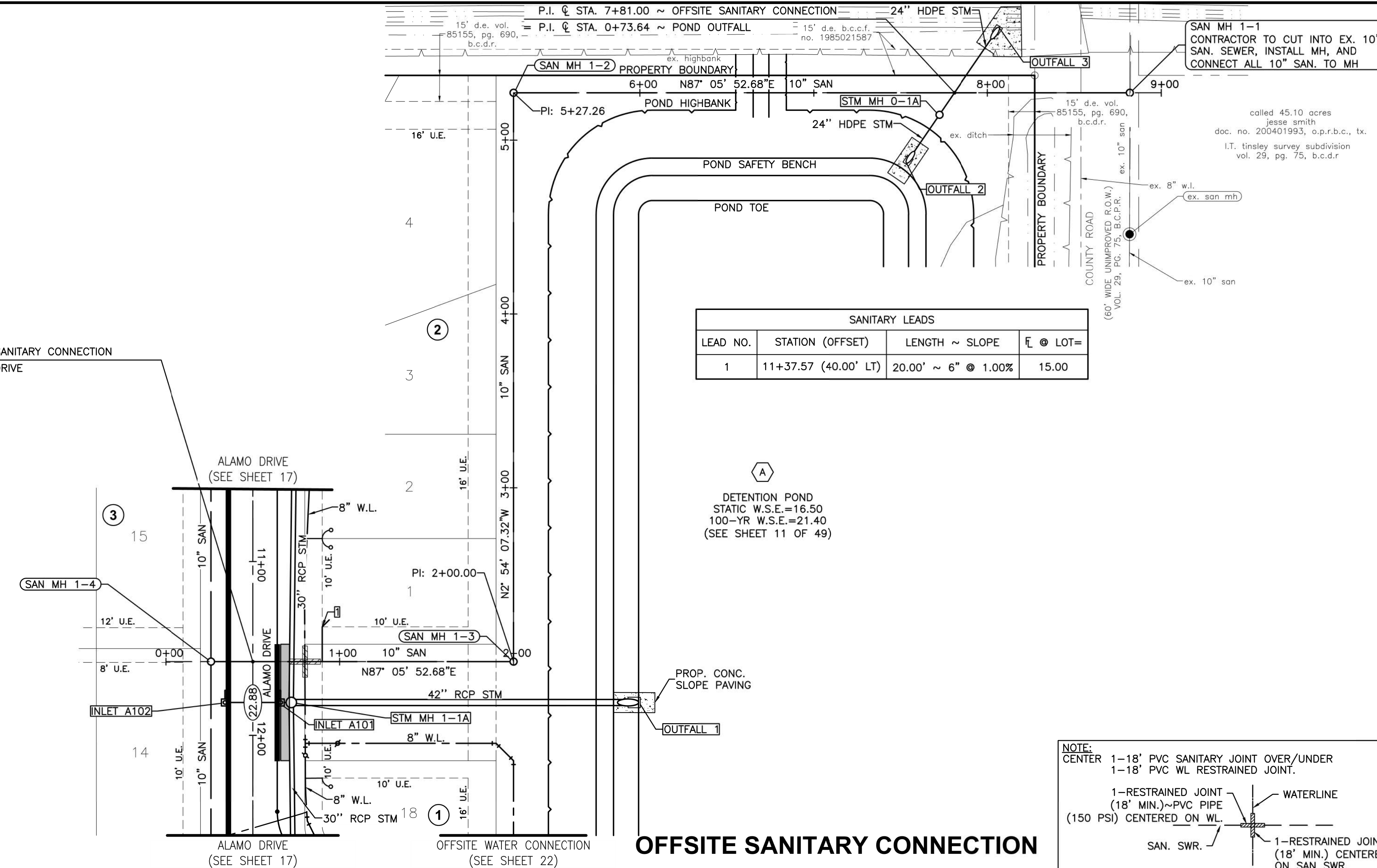
SHEET 20 OF 49 SHEETS

P:\4027-00\Drawings\Plan\Profiles\21027000-PP-ANGLETON BOULEVARD - (STA. 4+00-8+00).dwg Apr 03, 2023 4:03pm Edited by: N.Hadjiagapiou

LEGEND

- PROPOSED STORM SEWER, MANHOLE AND "H-2" OR "C-1" INLETS
- WATER LINE W/ GATE VALVE AND BOX, BENDS, TEE, AND 2" BLOW-OFF ASSEMBLY W/ PLUG AND CLAMP
- WATER LINE W/ FIRE HYDRANT UNIT
A. LINE SIZE X 6" TEE
B. 6" GATE VALVE AND BOX
C. FIRE HYDRANT
- WATER LINE SYSTEM (BY OTHERS)
- SANITARY SEWER DOUBLE LEAD, STACK, MANHOLE AND SINGLE LEAD
- SANITARY SEWER AND MANHOLE (BY OTHERS)
- BLOCK NUMBER
- RESERVE
- LOT NUMBER
- PROP. 5' WIDE CONC. SIDEWALK
- PROP. 6" CONC. CURB (ALL OTHER CURBS 4"x12". SEE GENERAL NOTE THIS SHEET)
- PROPOSED PAVEMENT
- TOP OF CURB LOW POINT ELEV

P.I. @ STA. 0+50.00 ~ OFFSITE SANITARY CONNECTION
 = P.I. @ STA. 11+57.57 ~ ALAMO DRIVE



- #### GENERAL NOTES:
- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 - 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
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 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
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BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)		
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)		
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C040K, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
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 TBPE No. F-17637

**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**

121 S Velasco,
 Angleton, Texas 77515

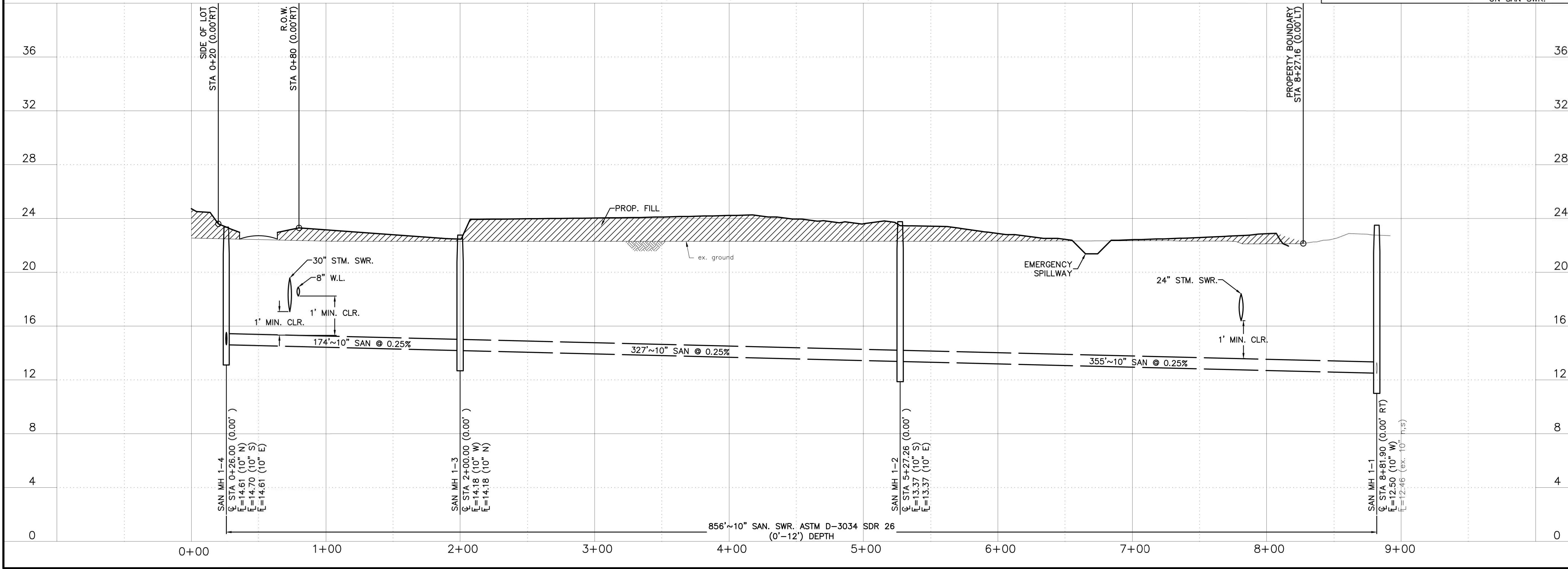
CITY OF ANGLETON
 LIVE OAK RANCH

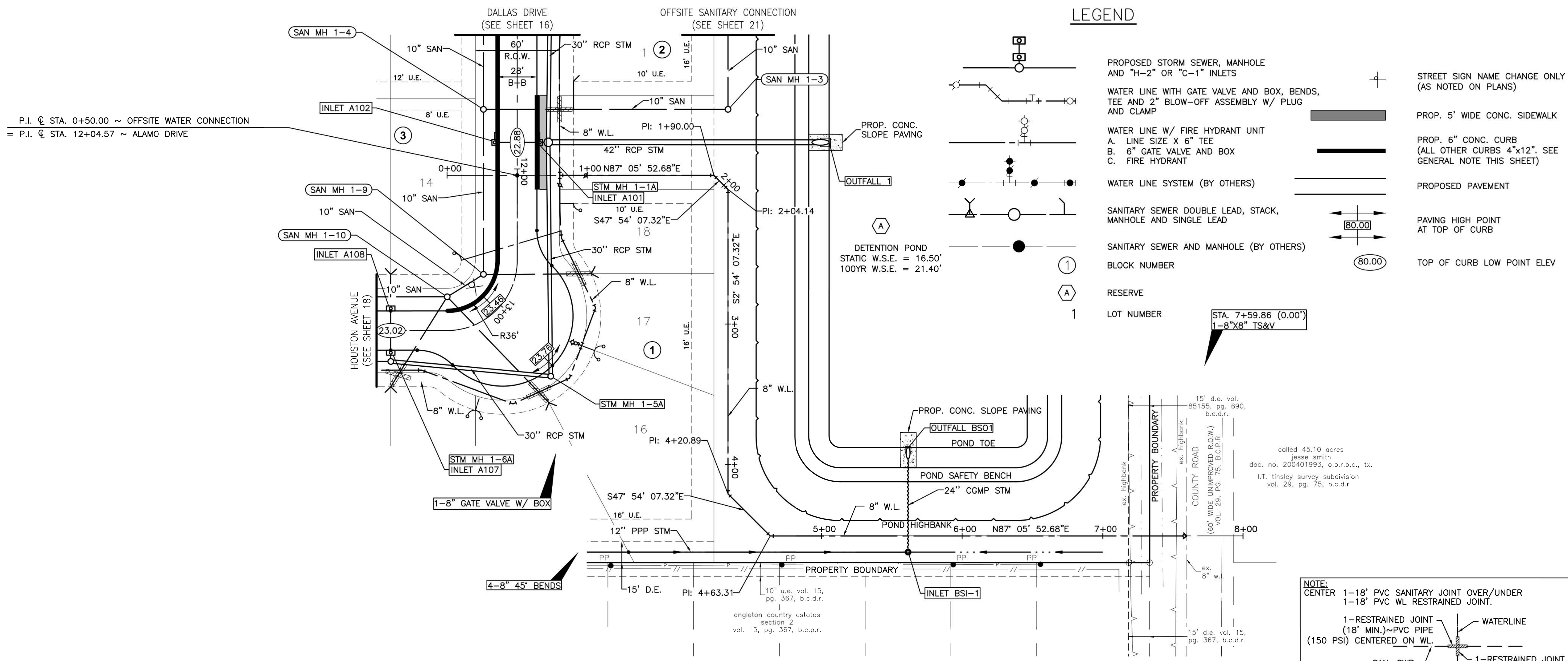
**OFFSITE SANITARY CONNECTION
 PLAN & PROFILE**

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	

SCALE:
 HORIZ. 1" = 40'
 VERT. 1" = 4'

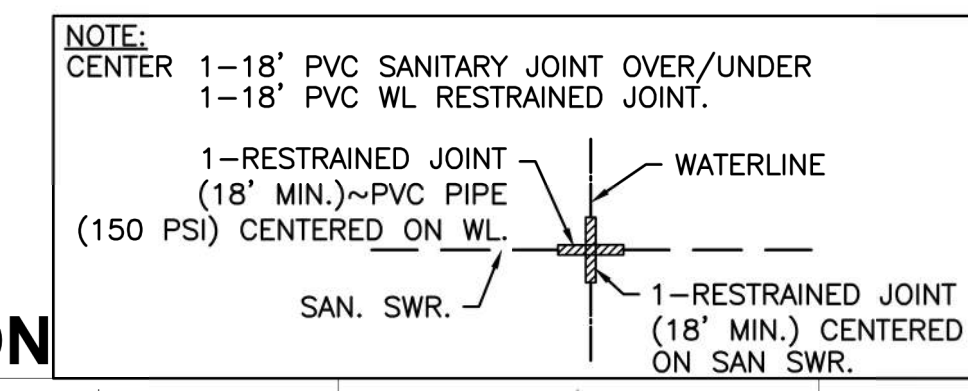
SHEET 21 OF 49 SHEETS



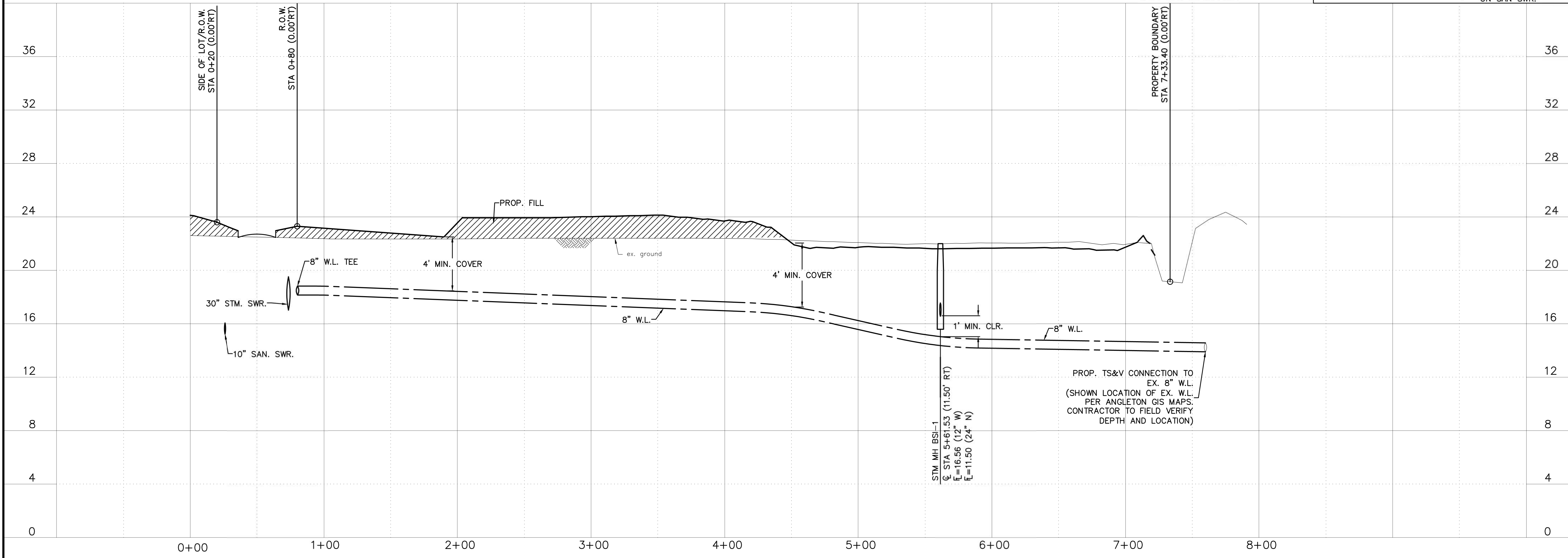


- GENERAL NOTES:**
- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 - 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
 - CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.
 - SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND OR KNUCKLES: ALL UTILITIES UNDER PAVEMENT IN CUL-DE-SAC AND OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE

BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" IS A BOX OUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERSECTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD88, 2001 ADJUSTMENT)		
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX OUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERSECTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD88, 2001 ADJUSTMENT)		
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 480300040K, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE



OFFSITE WATER CONNECTION



ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

MARK C. HODGE
133425
04/04/2023

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**
121 S Velasco,
Angleton, Texas 77515

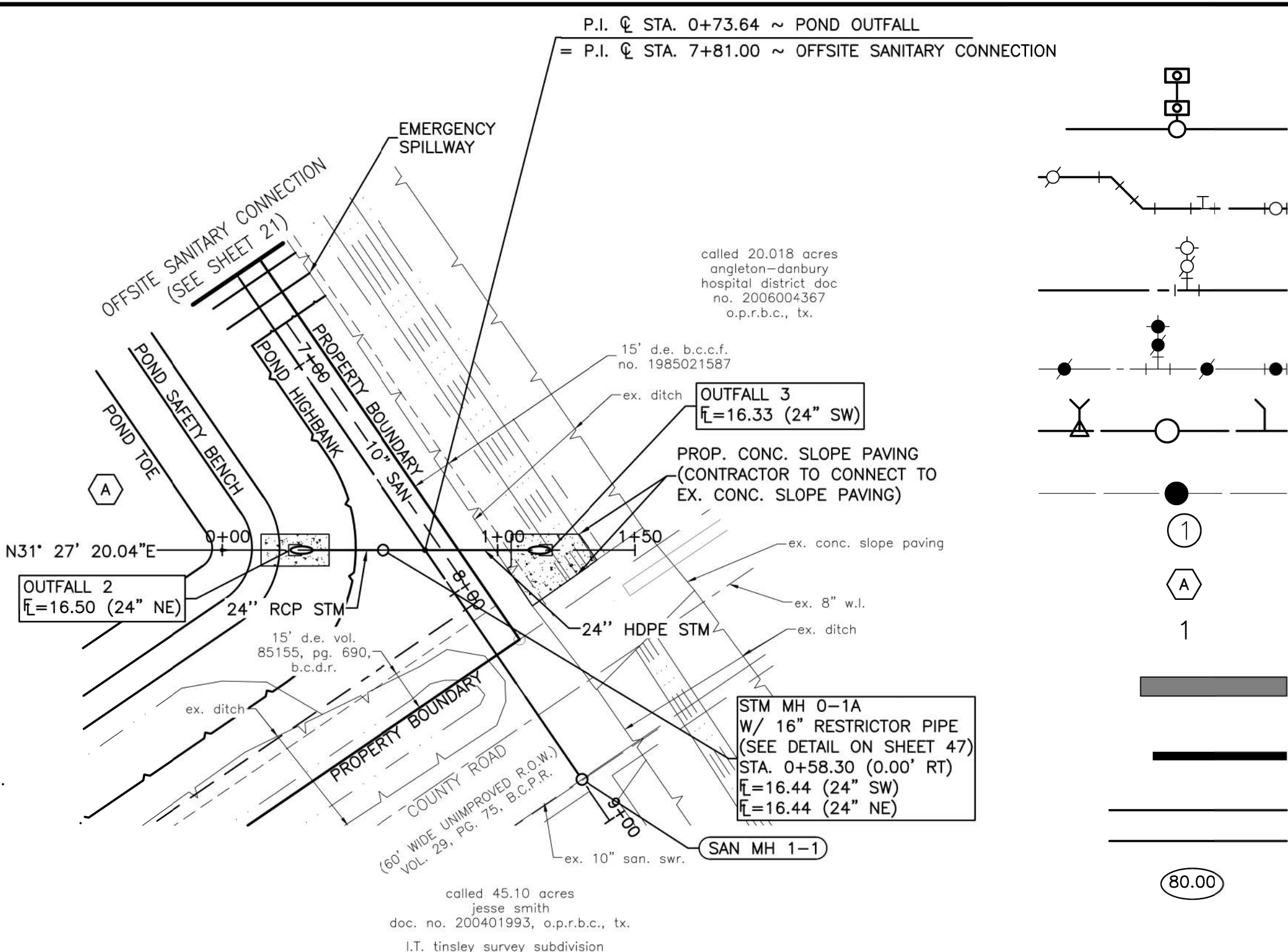
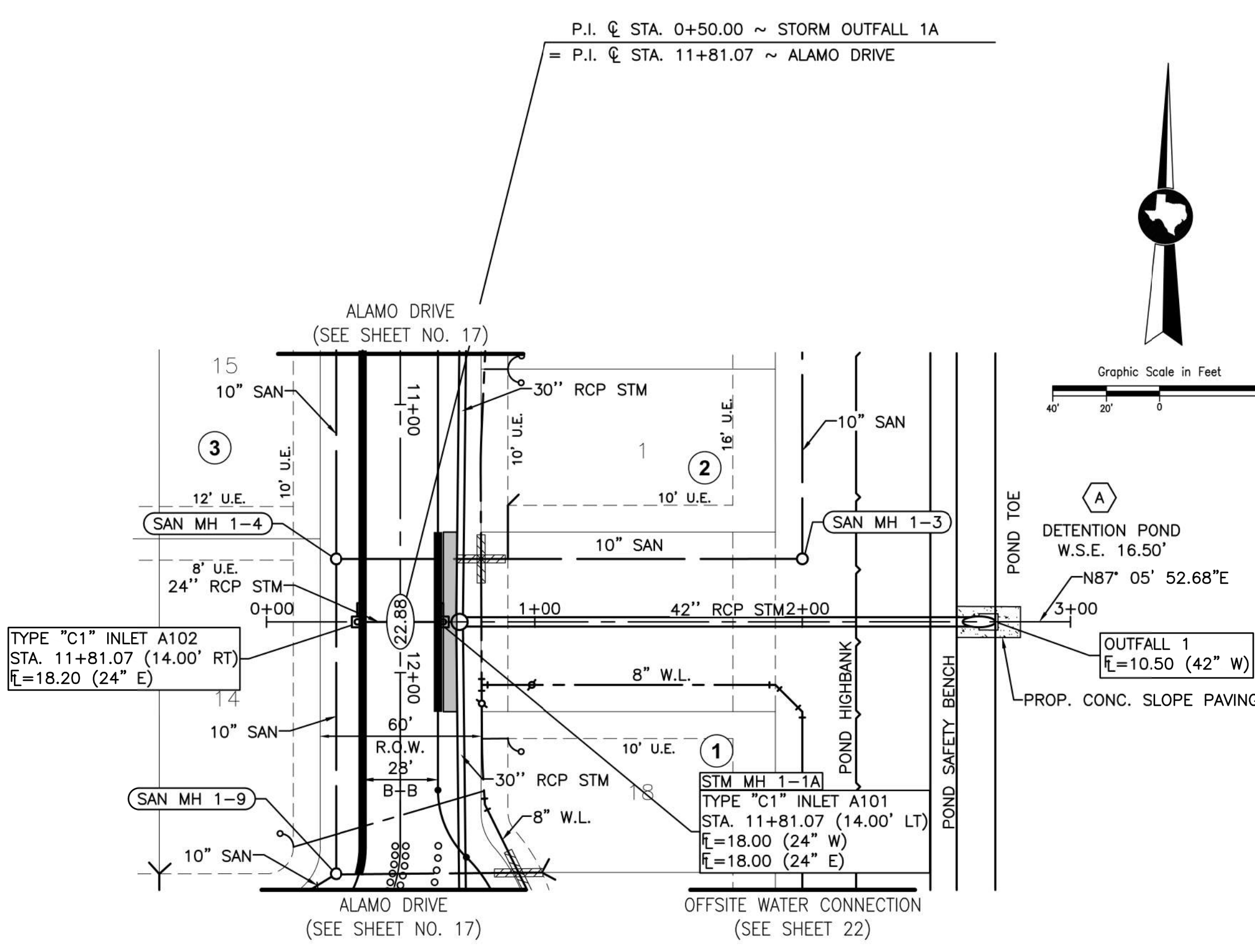
**CITY OF ANGLETON
LIVE OAK RANCH**

**OFFSITE WATER CONNECTION
PLAN & PROFILE**

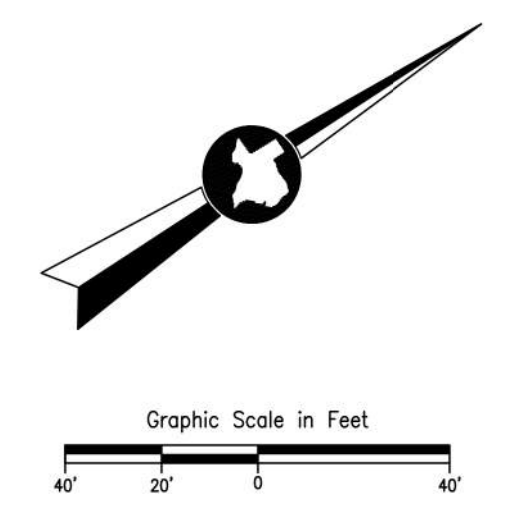
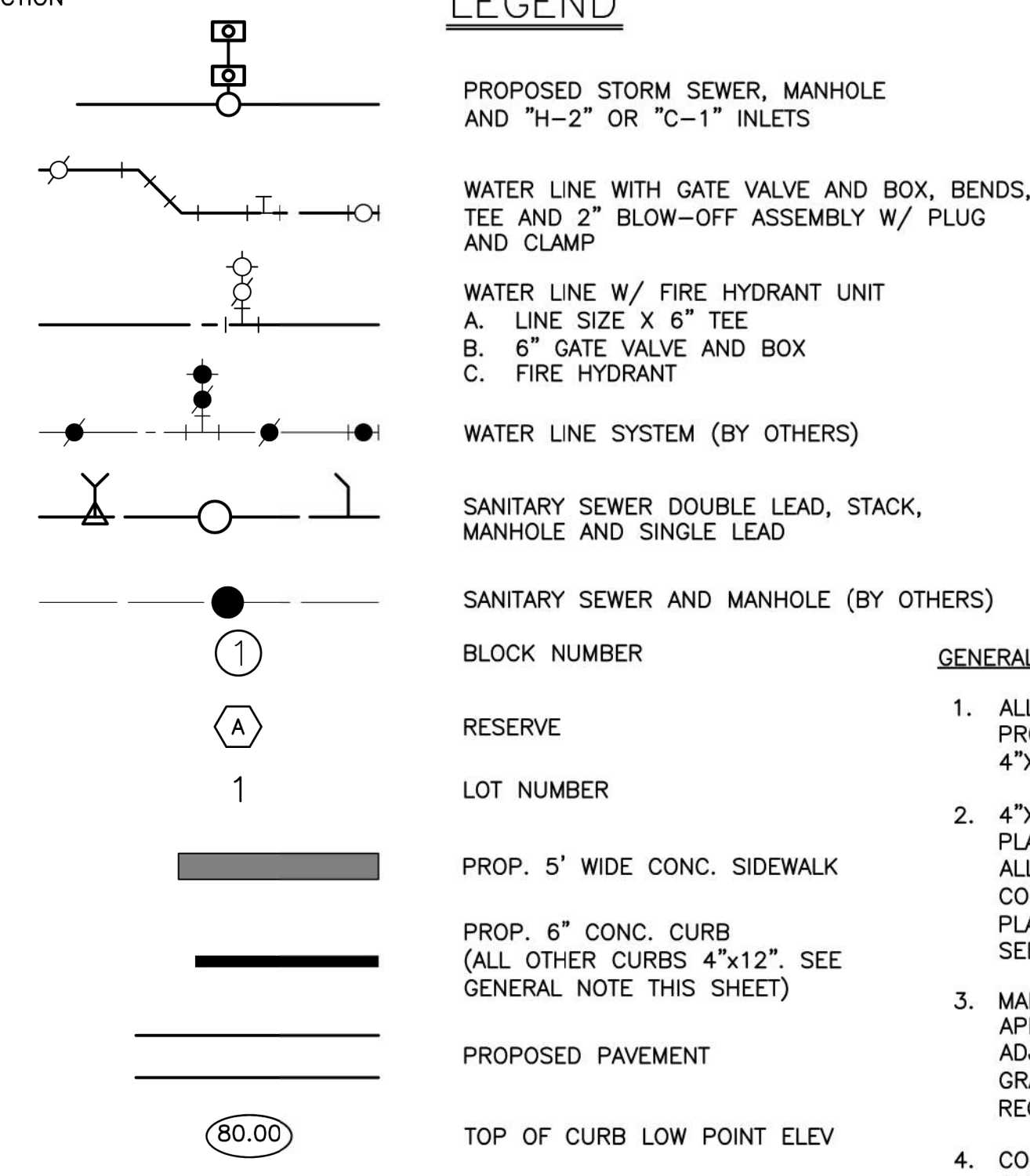
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DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
DWIN. NPM. DATE 6/22	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	

SCALE:
HORIZ. 1" = 40'
VERT. 1" = 4'

SHEET 22 OF 49 SHEETS

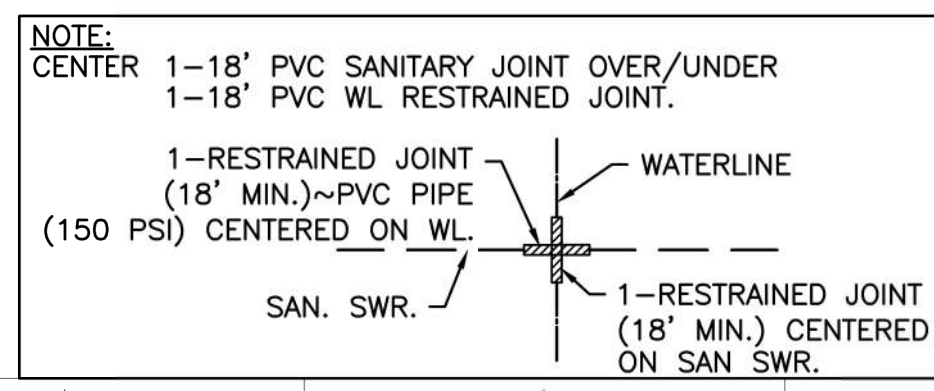


LEGEND



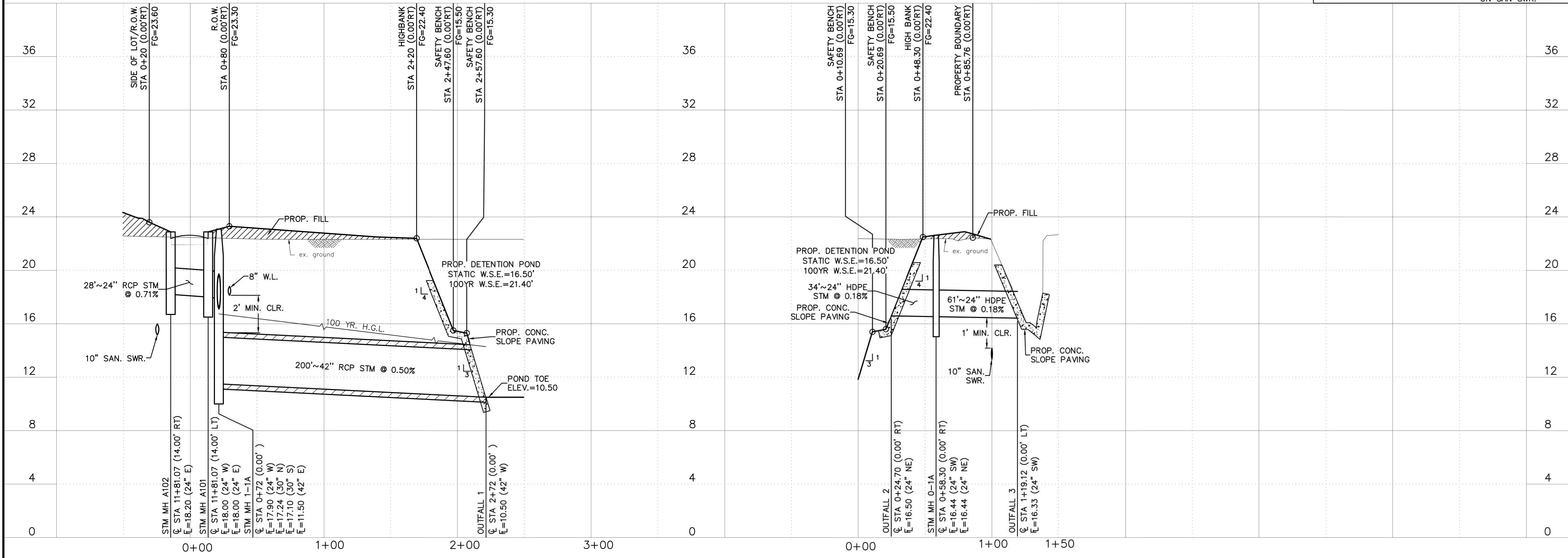
GENERAL NOTES:

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- MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
- CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
- CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.



STORM OUTFALL 1A

POND OUTFALL



BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

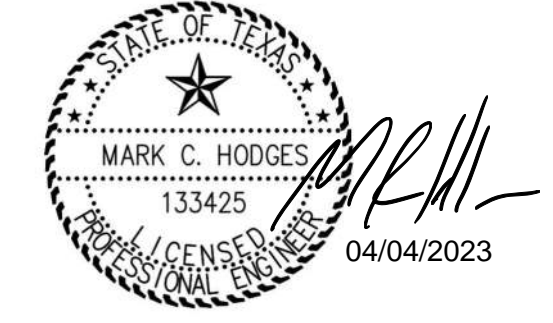
TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



CITY OF ANGLETON BRAZORIA COUNTY, TEXAS

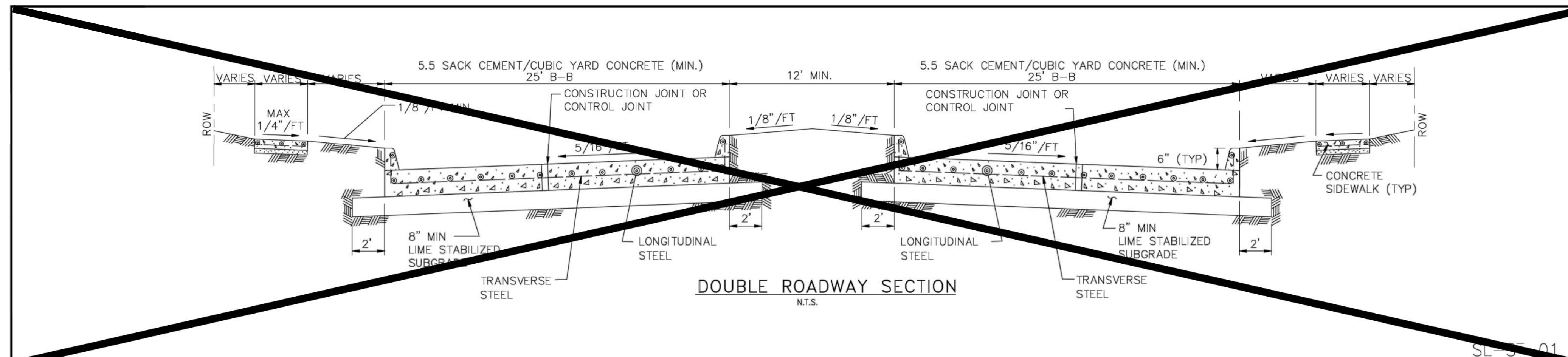
121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON LIVE OAK RANCH

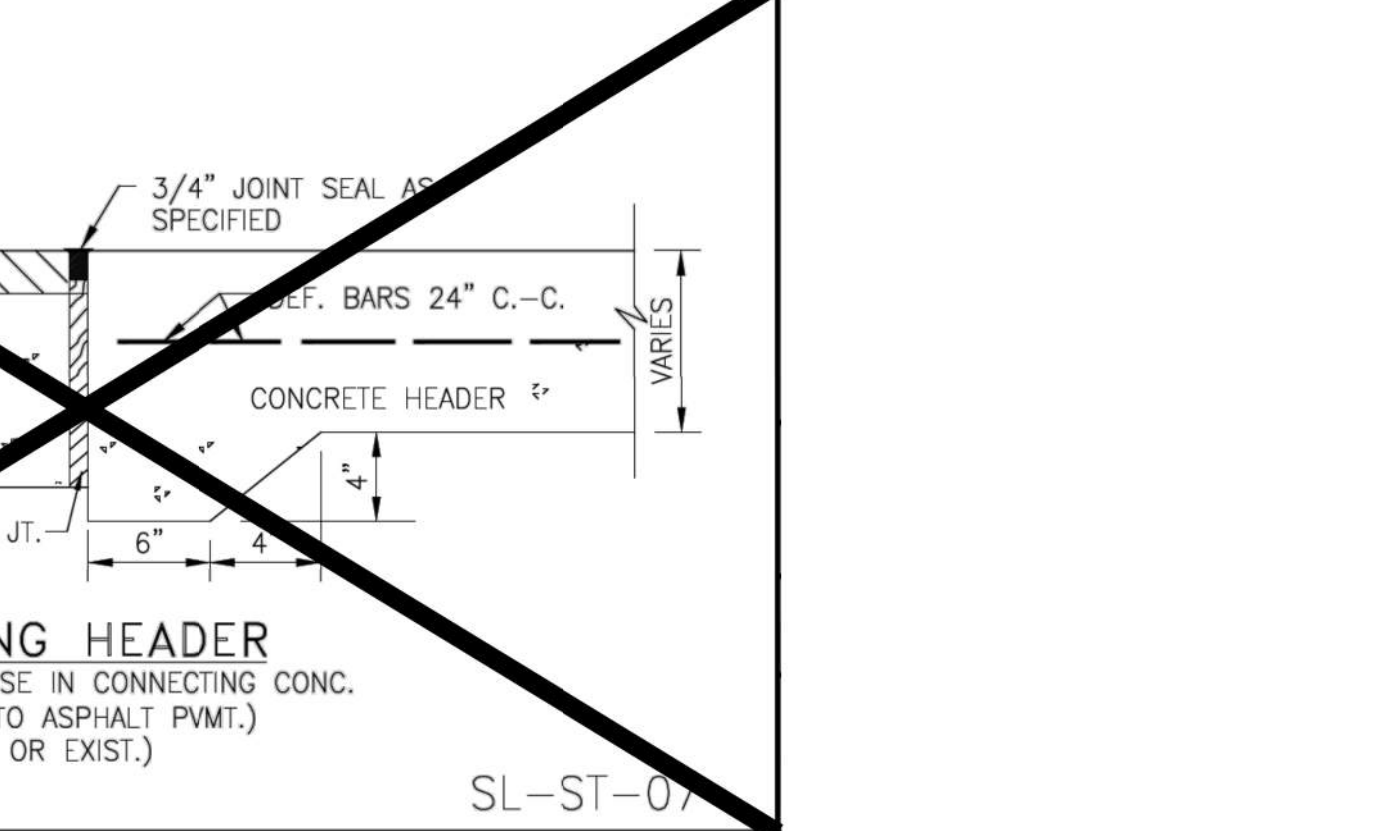
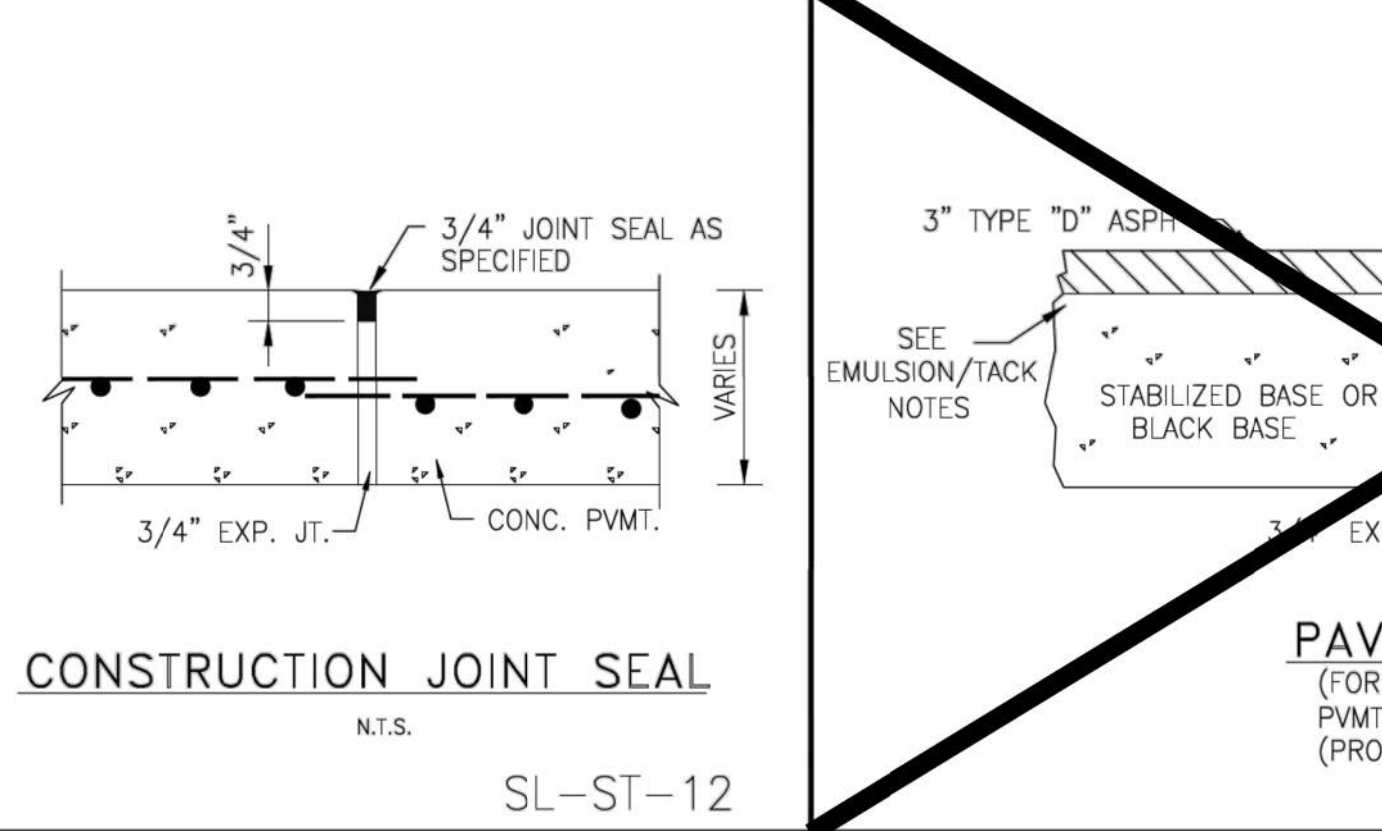
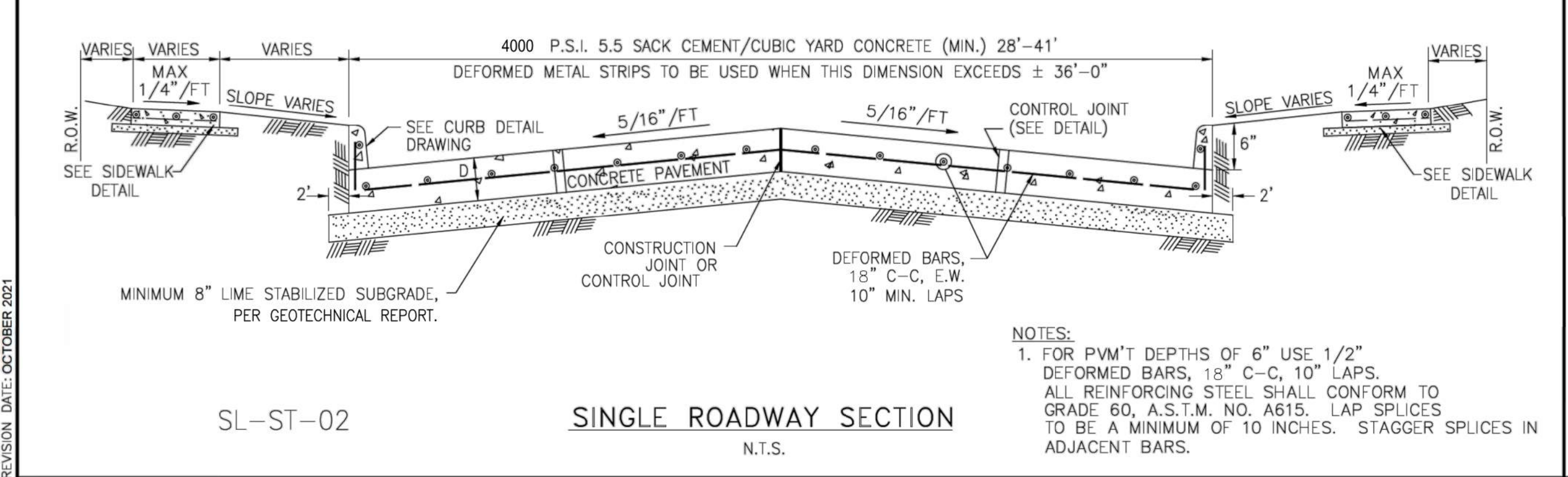
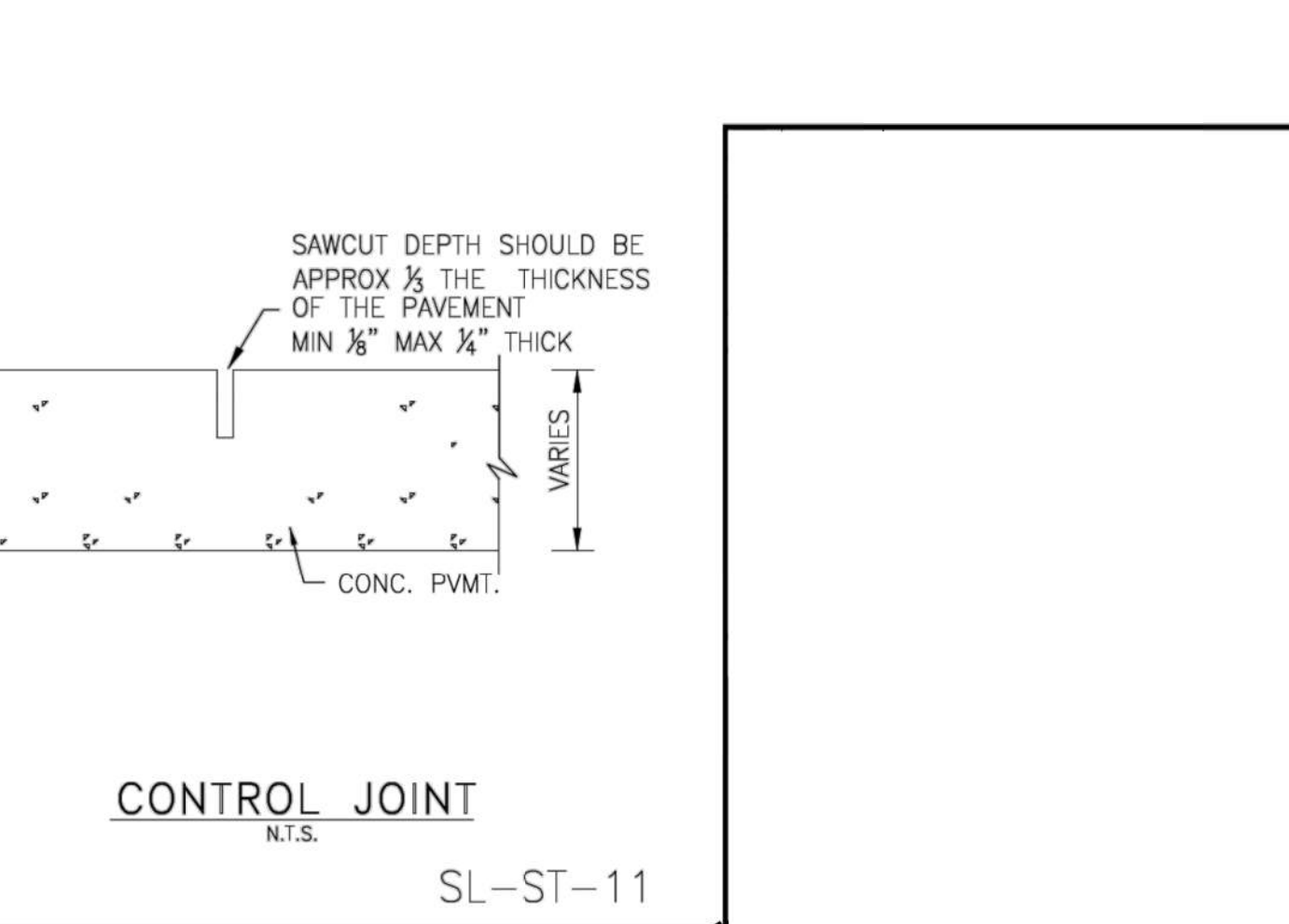
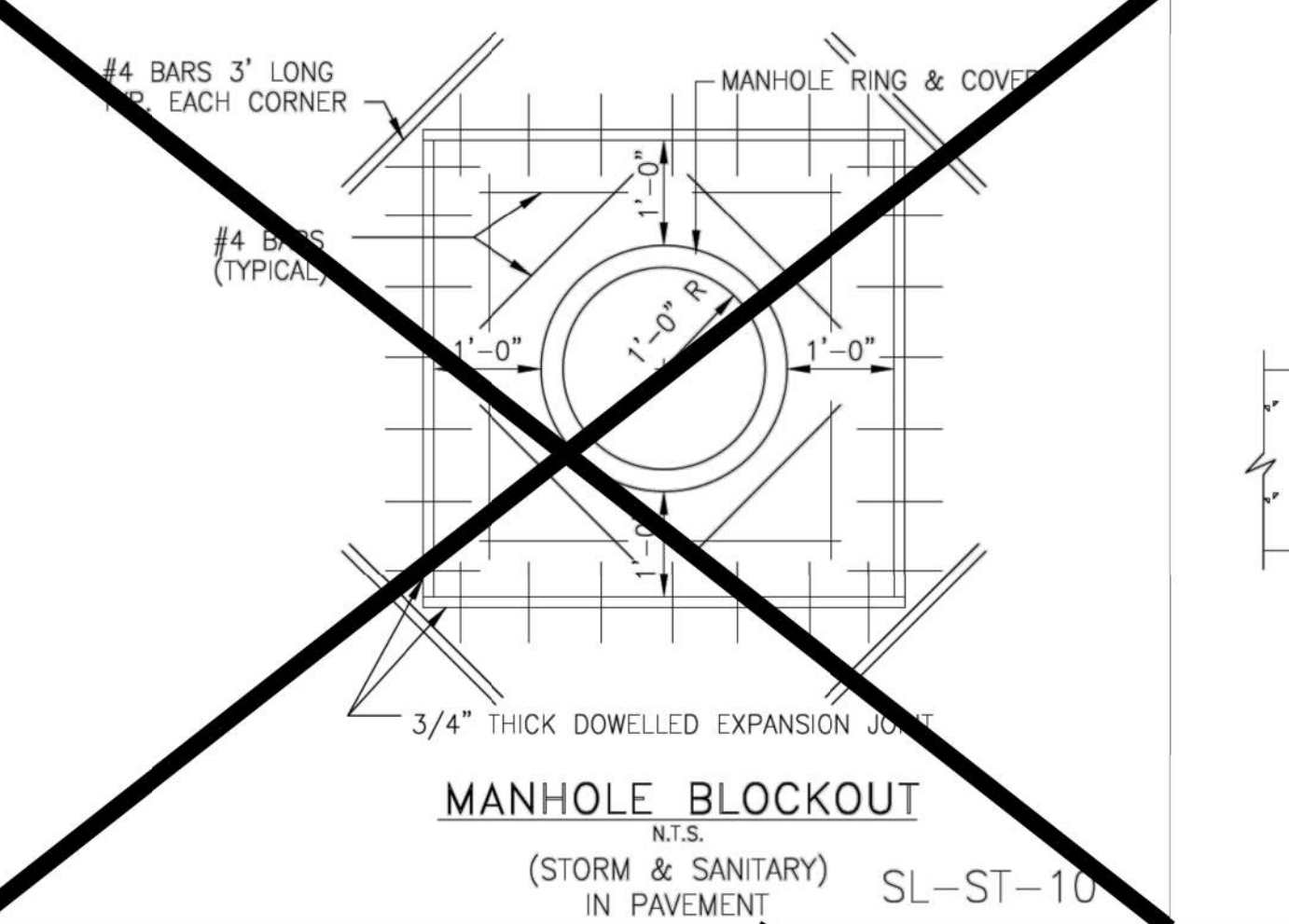
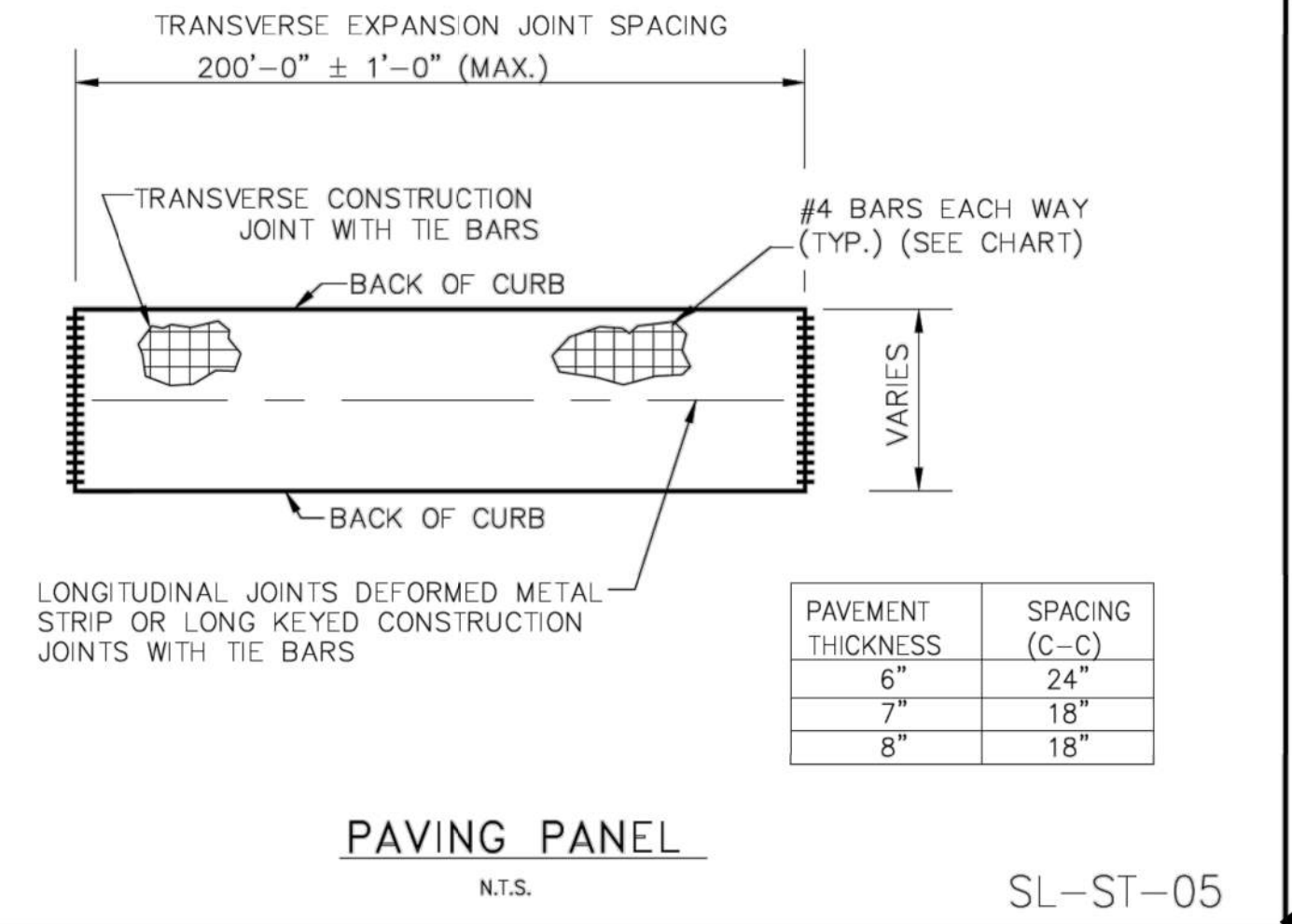
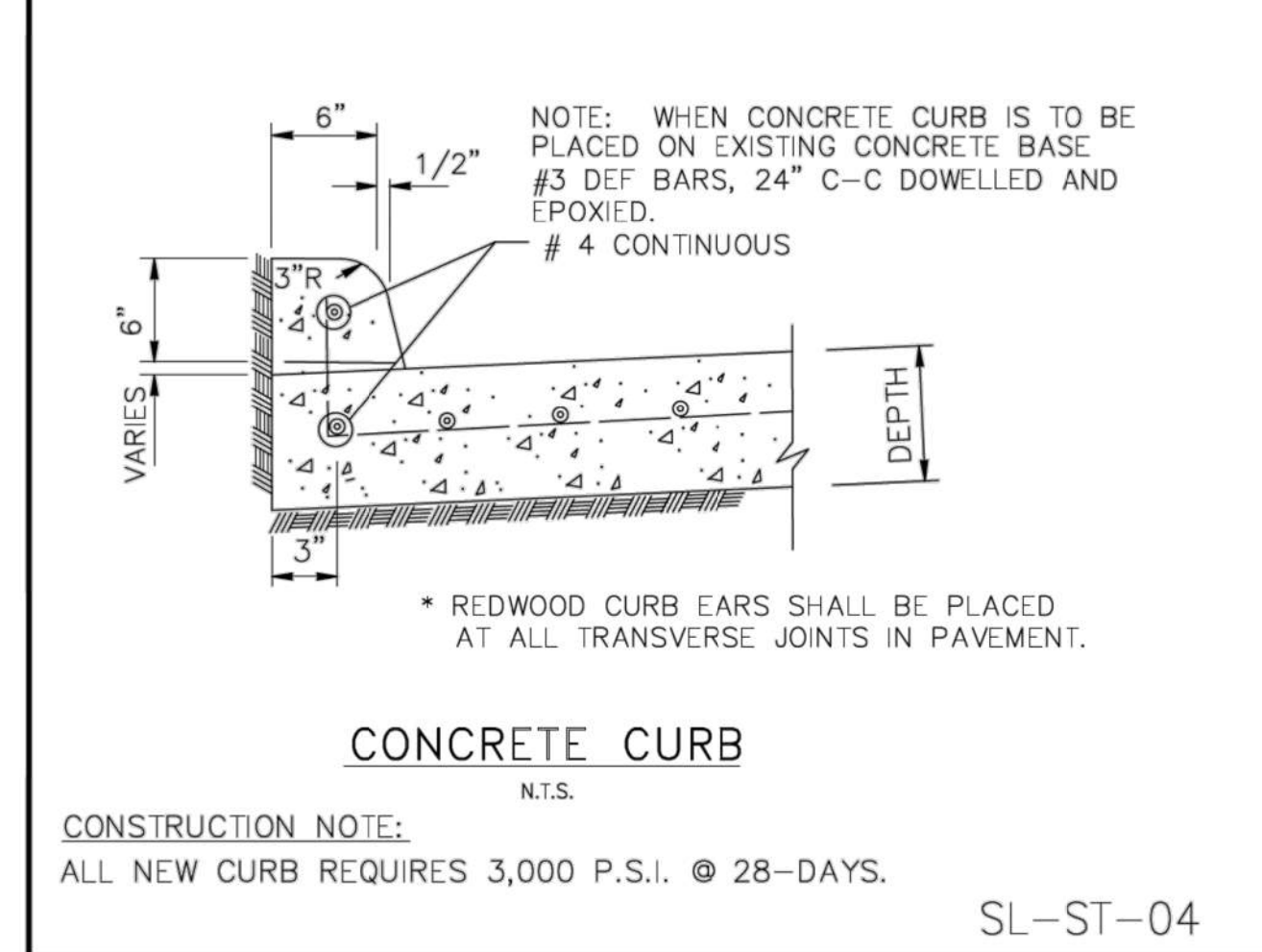
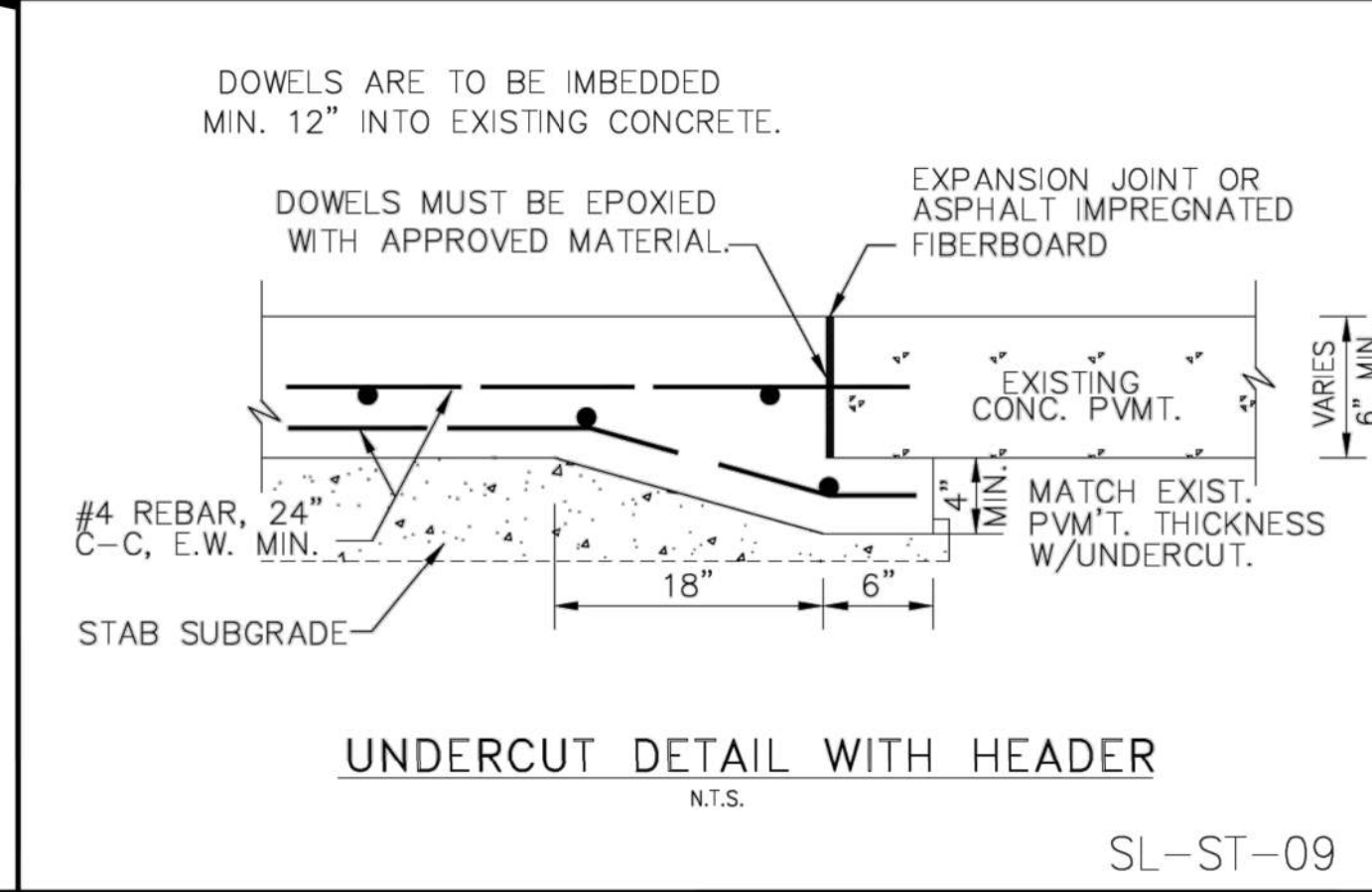
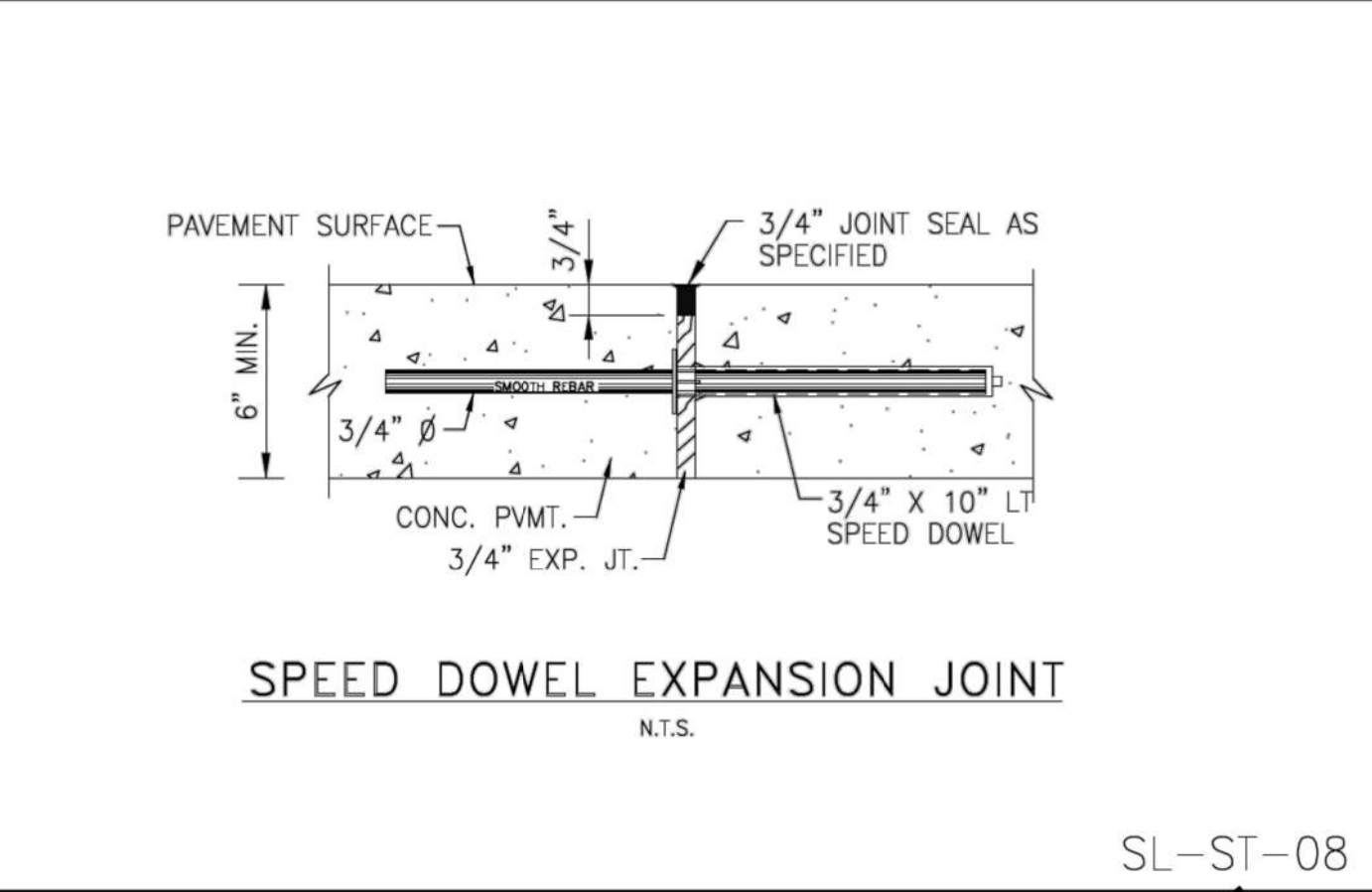
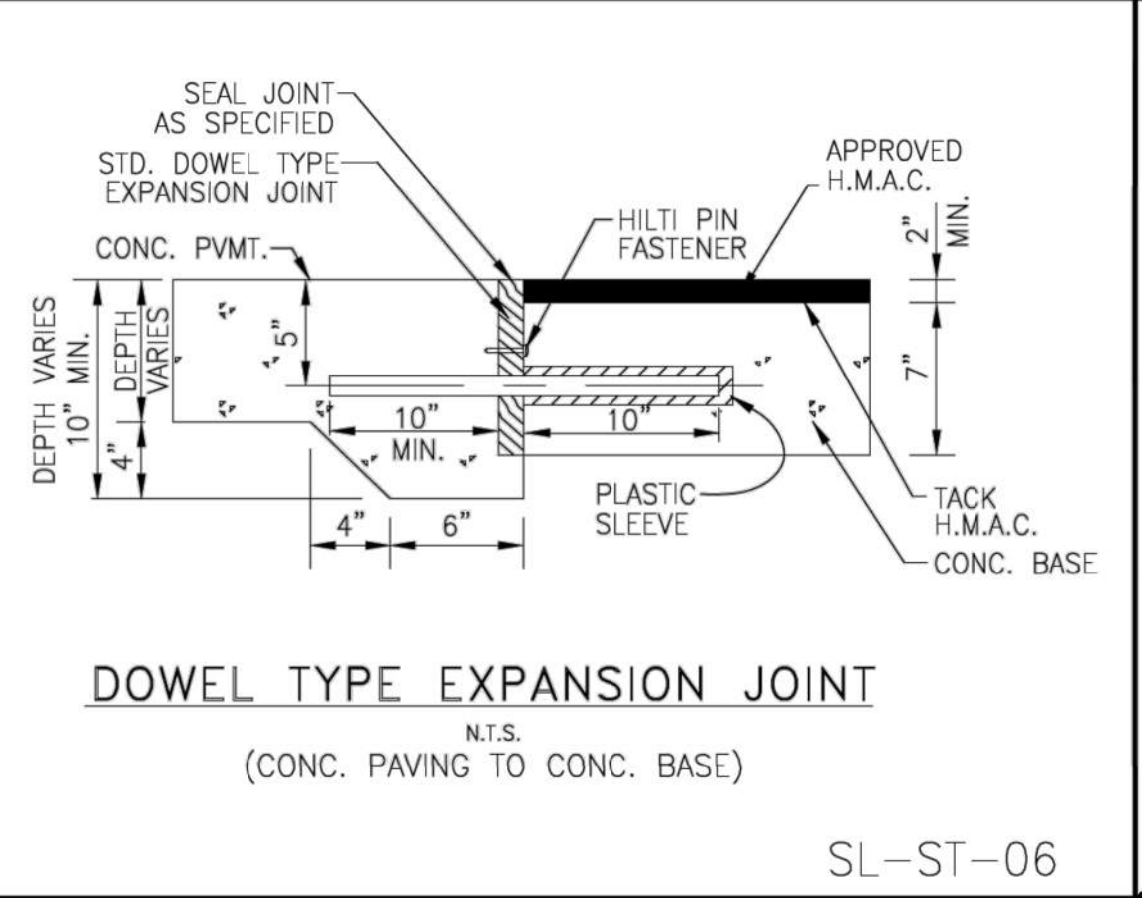
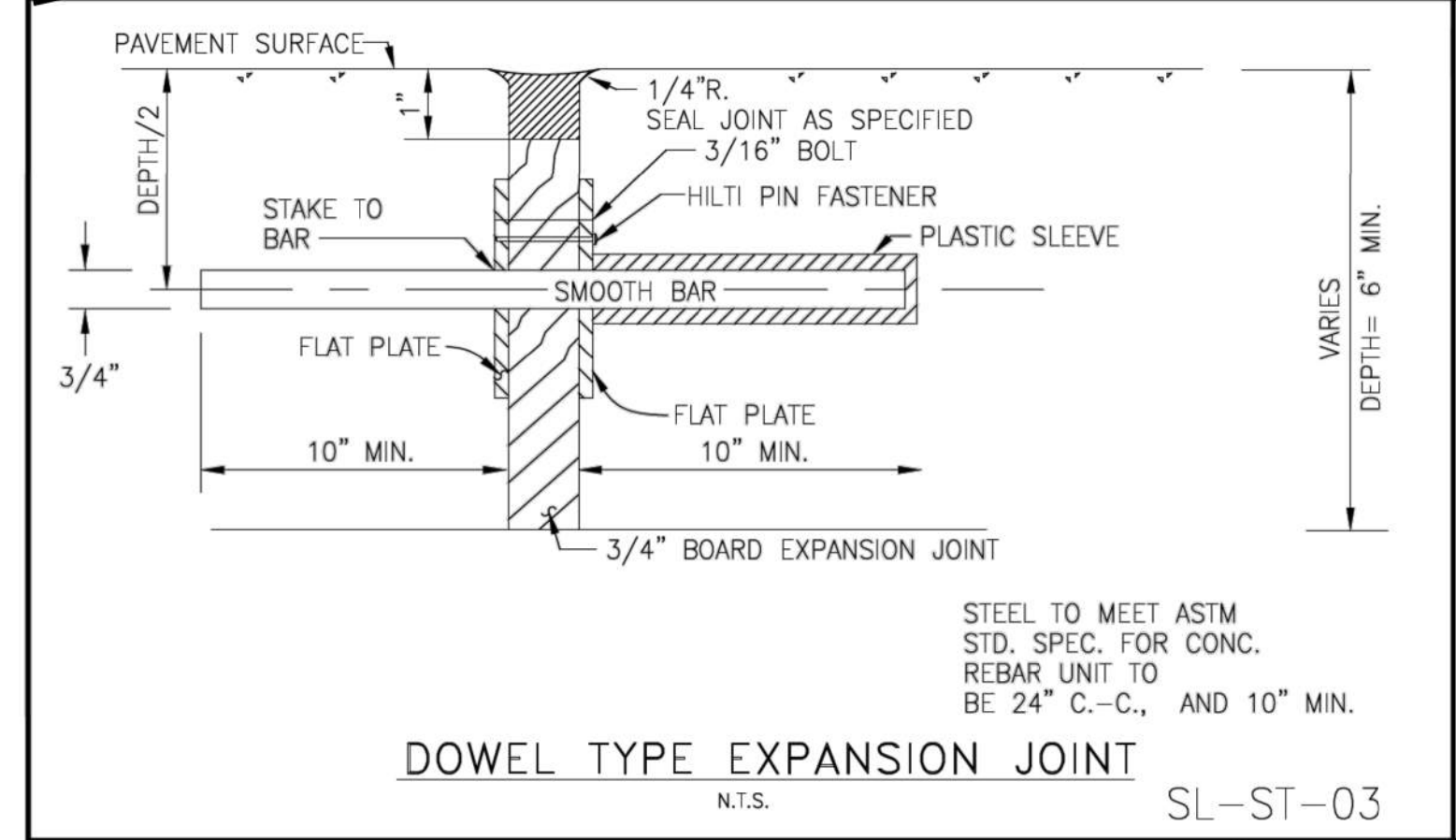
STORM OUTFALL 1A & POND OUTFALL PLAN & PROFILE

SURV. DATE	MS 5/22	JOB NO.	21-027-00
DSGN. DATE	NPM 6/22	IMAGE NO.	I-21027000-01
DWN. DATE	DATE 6/22		
CHKD. DATE	MCH 3/23		
APPR. DATE	DATE 3/23		

SCALE:
HORIZ. 1" = 40'
VERT. 1" = 4'



- CONSTRUCTION NOTES:**
- 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR LOCAL STREETS PER GEOTECHNICAL REPORT.
 - 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS.
 - EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
 - HARD AGGREGATE IS NOT ALLOWED IN STREET PAVEMENT MIX. ADMIXTURES REQUIRE CITY OF SUGAR LAND PUBLIC WORKS DEPARTMENT APPROVAL.
 - TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED WITH SEALANT CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
 - TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMERIC TYPE HOT Poured)
 - PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND REQUIRED ON ALL CONCRETE.
 - STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM QUALITY MANUAL OF THE CITY OF ANGLETON CITY ENGINEER'S APPROVAL.
 - REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
 - FOR PAVEMENT WIDTH OF 20-FT AND WIDER, ADD A LONGITUDINAL CONTROL JOINT.



BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAV888, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAV888, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**
121 S Velasco,
Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

**PAVING DETAILS
(1 OF 9)**

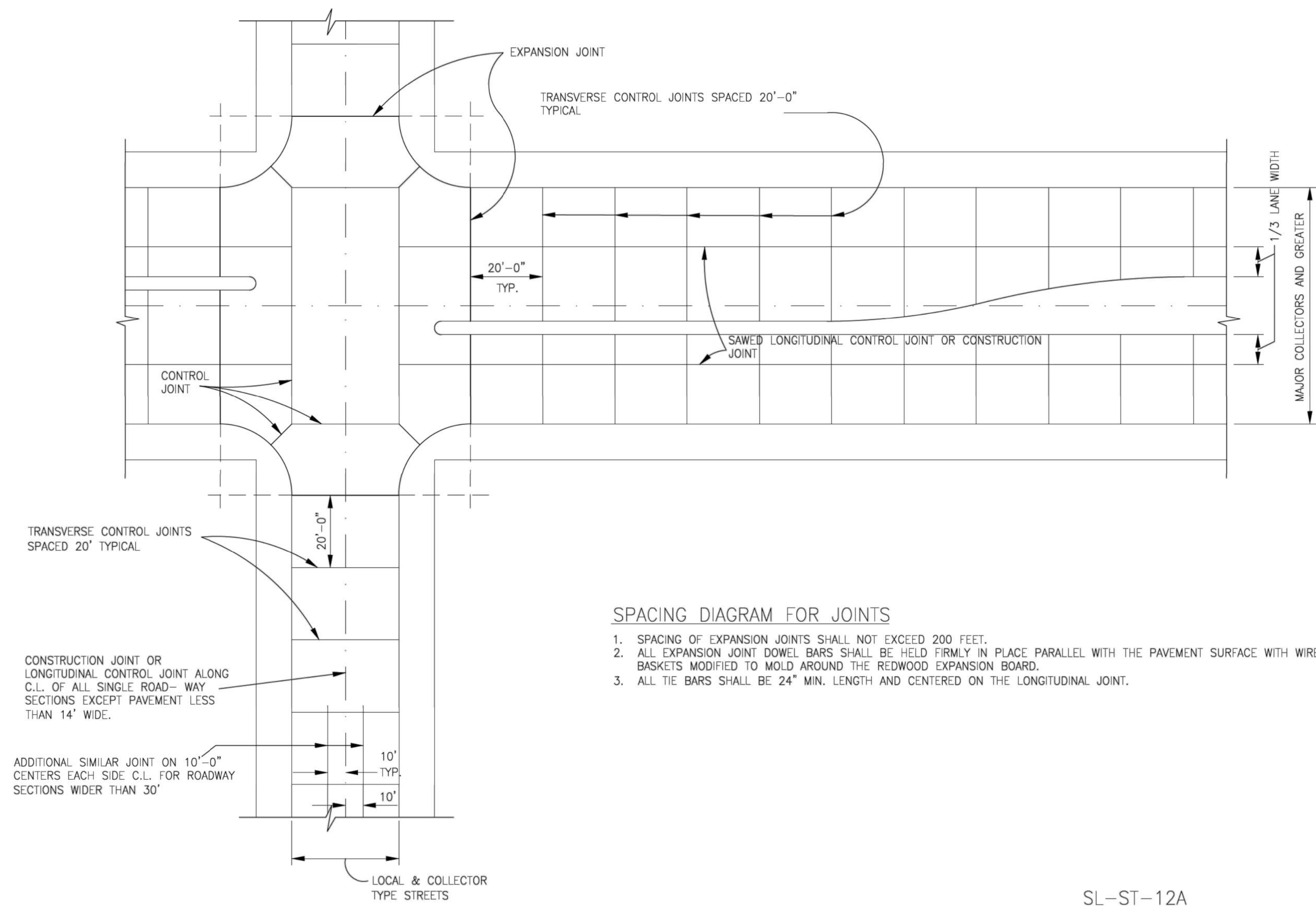
SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	I-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:
HORIZ. N/A
VERT. N/A

SHEET 24 OF 49 SHEETS

REVISION DATE: OCTOBER 2021

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SPACING DIAGRAM FOR JOINTS

1. SPACING OF EXPANSION JOINTS SHALL NOT EXCEED 200 FEET.
2. ALL EXPANSION JOINT DOWEL BARS SHALL BE HELD FIRMLY IN PLACE PARALLEL WITH THE PAVEMENT SURFACE WITH WIRE BASKETS MODIFIED TO MOLD AROUND THE REDWOOD EXPANSION BOARD.
3. ALL TIE BARS SHALL BE 24" MIN. LENGTH AND CENTERED ON THE LONGITUDINAL JOINT.

SL-ST-12A

REVISION DATE: OCTOBER 2021

BENCHMARK(S) / FLOODPLAIN

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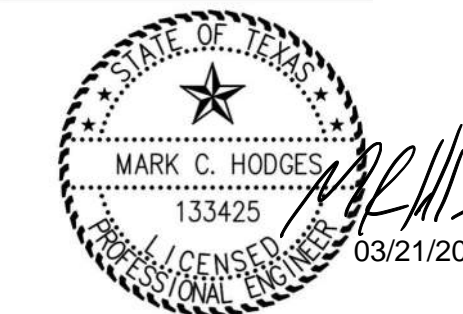
TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 480350040K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE



2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

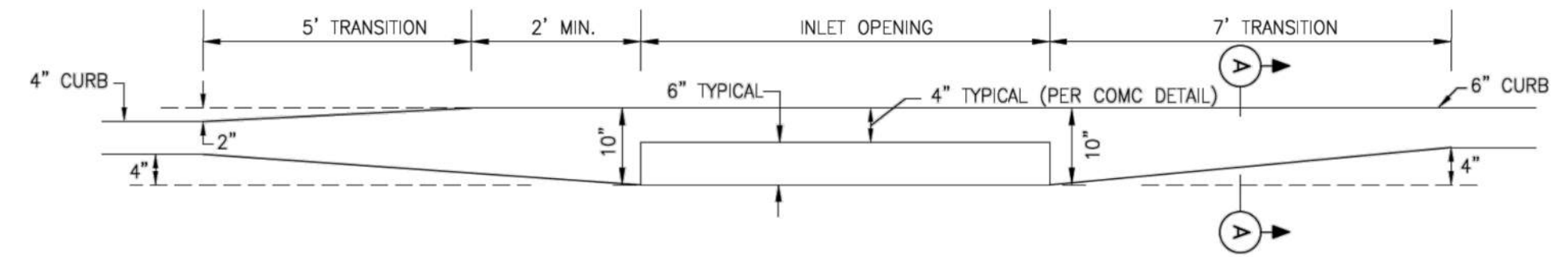
CITY OF ANGLETON
LIVE OAK RANCH

**PAVING DETAILS
(2 OF 9)**

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

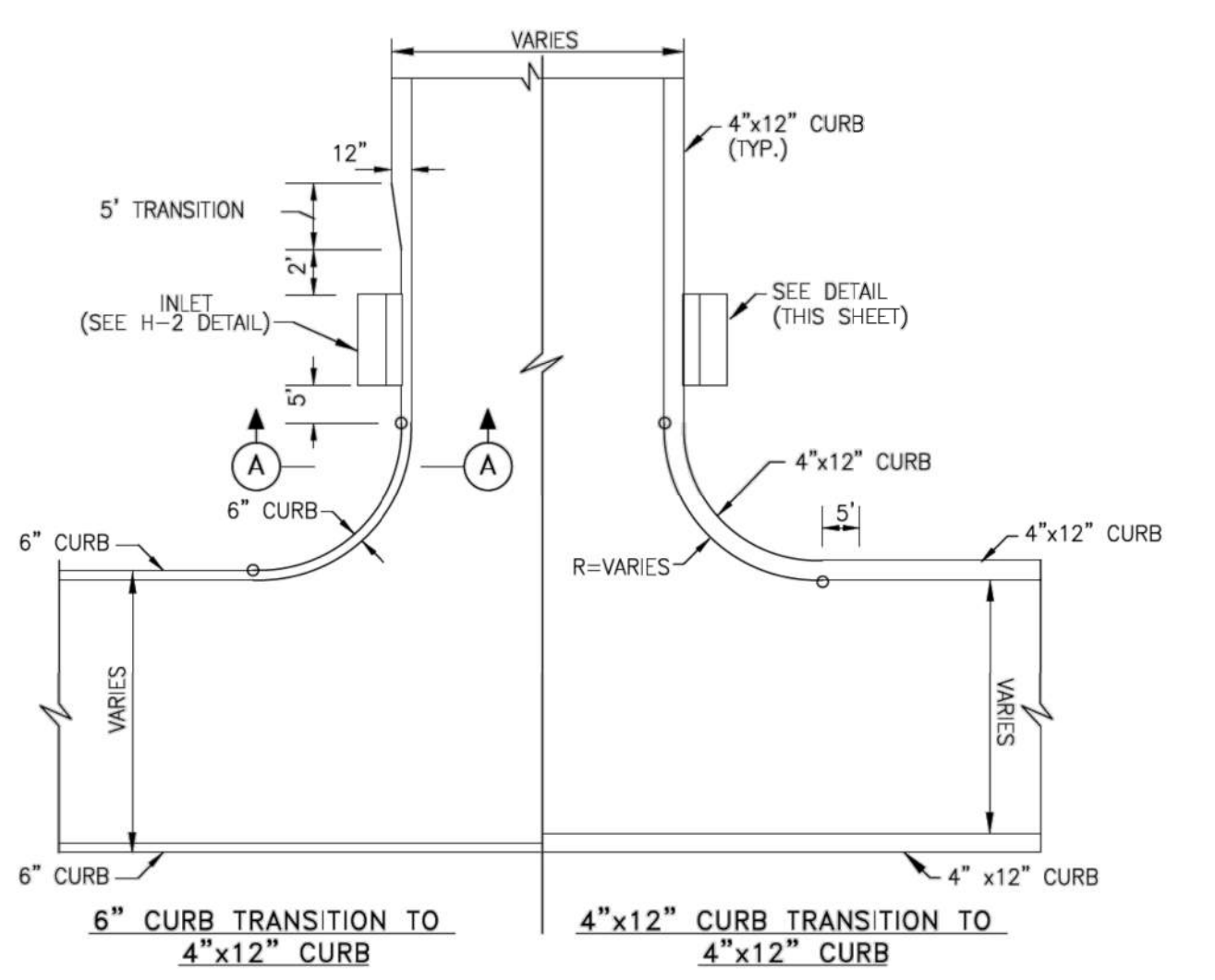
SCALE:			
HORIZ.	N/A		
VERT.	N/A		

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TYPICAL CURB TRANSITION FOR INLET INSTALLATION

SL-ST-13



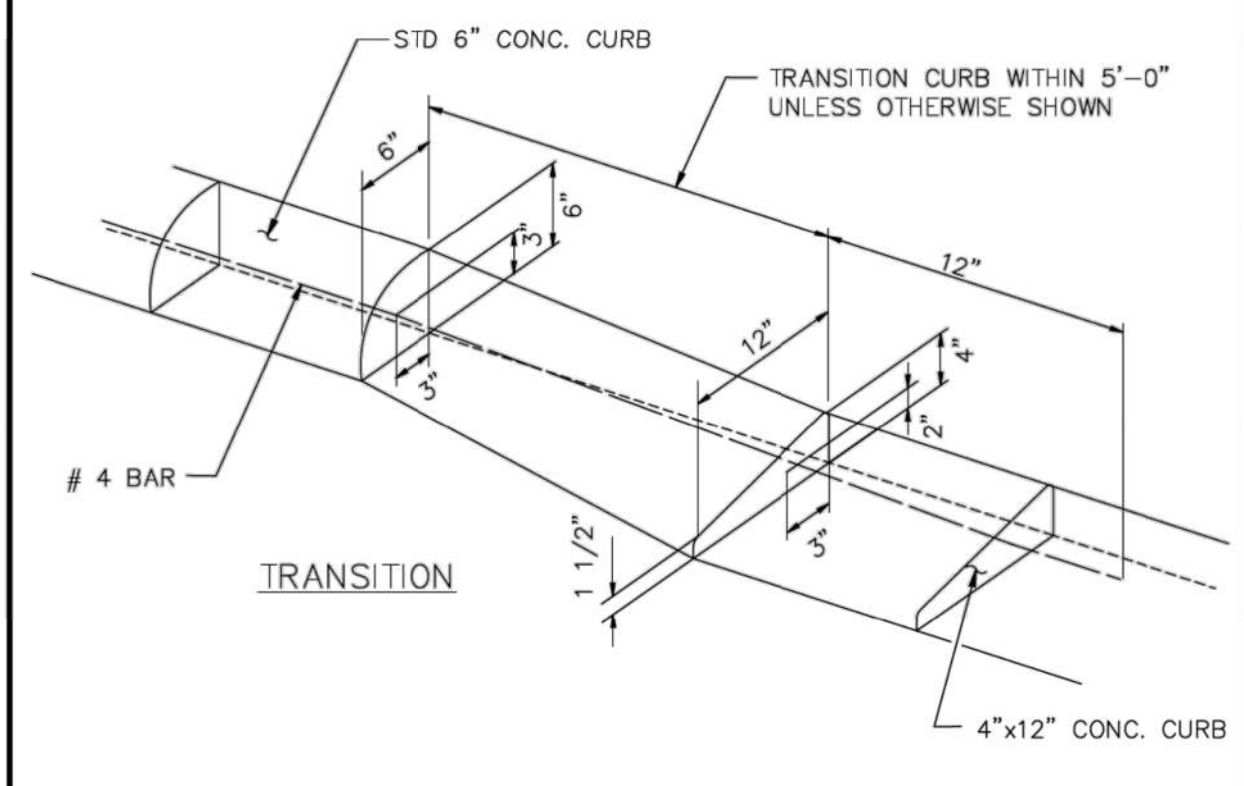
TYPICAL 4\"/>

N.T.S.

CONSTRUCTION NOTES:

- 1. 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR RESIDENTIAL STREETS PER GEOTECHNICAL REPORT.
- 2. 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
- 3. EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
- 4. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS MAXIMUM SPACING SHALL BE 200' AND BE SEALED CONFORMING TO TXDOT ITEM 360 (& ITEM 43B) AND TXDOT DMS-6310, CLASS-2.
- 5. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTONETRIC TYPE HOT Poured)
- 6. PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND ON ALL CONCRETE.
- 7. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF SUGAR LAND.
- 8. UNSTABLE SUBGRADE SHALL BE EXCAVATED AND REPLACED WITH CEMENT STABILIZED SAND.
- 9. USE 1"x2" REDWOOD STAKES FOR HEADERS.
- 10. EDGE ALL SIDES WITH EDGING TOOL.
- 11. DOWEL SHALL BE 3/4" DIAMETER, WITH MINIMUM 8" PENETRATION (BOTH SIDES).
- 12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF ANGLETON OF ANY BIRDBATH PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
- 13. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
- 14. 1.0 LBS. OF APPROVED POLYPROPYLENE FIBER MESH PER C/Y IN 4"x12" CURBS REQUIRED.

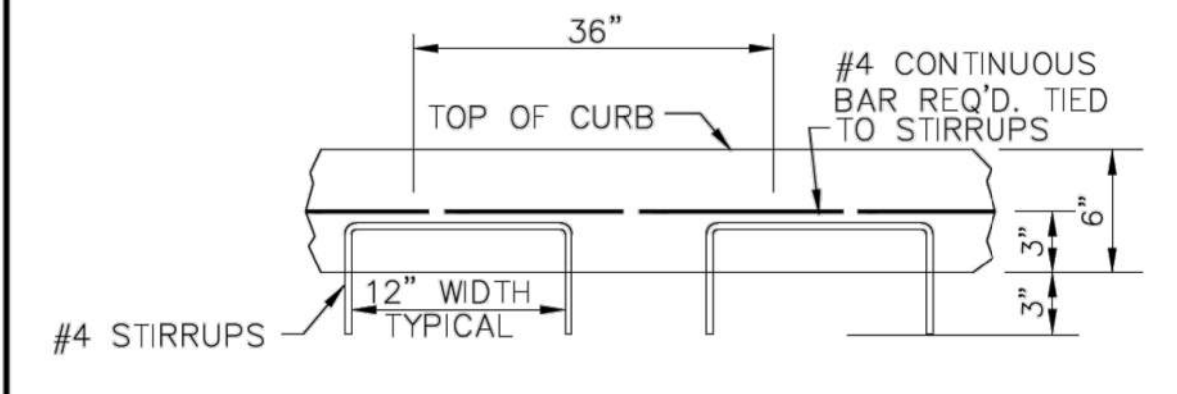
SL-ST-20



TYPICAL CURB TRANSITION

N.T.S.

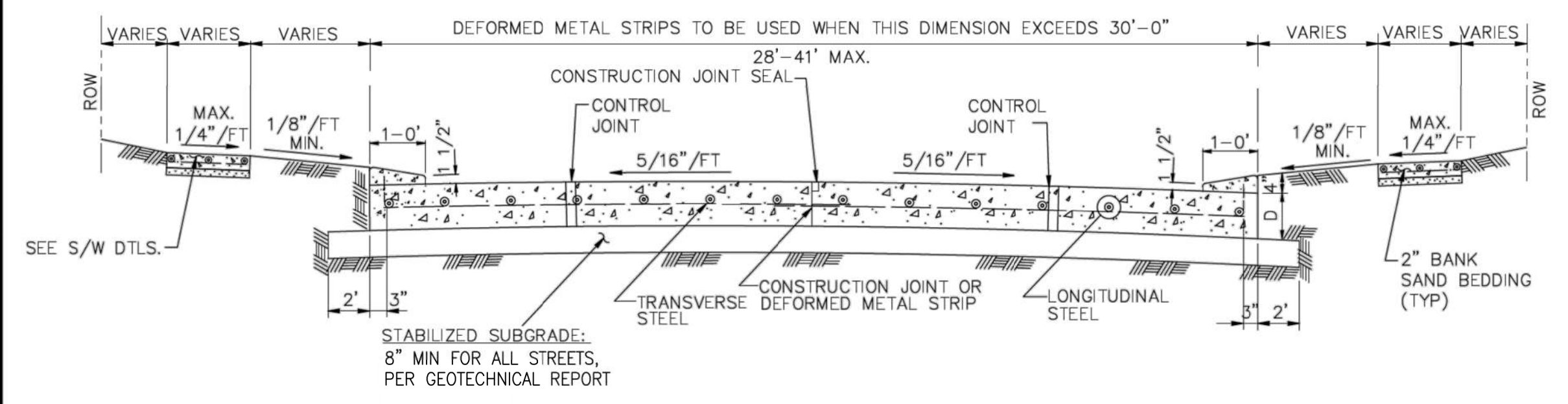
SL-ST-15



TYPICAL CONCRETE CURB REINFORCING

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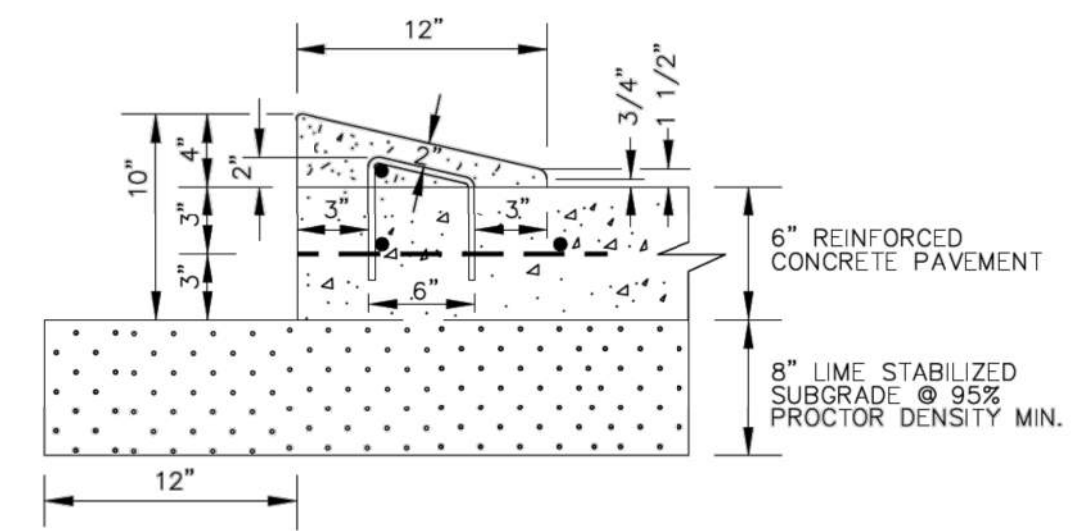
SL-ST-16



TYPICAL SINGLE ROADWAY SECTION FOR CONCRETE PAVEMENT WITH 4\"/>

* SEE 4" x 12" MOUNTABLE CURB DETAIL (THIS SHEET) N.T.S.

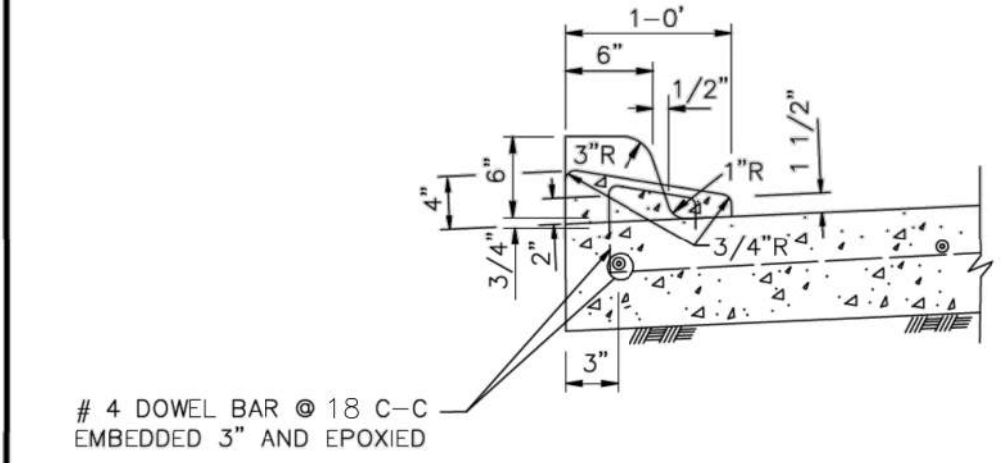
SL-ST-19



4\"/>

N.T.S.

SL-ST-17



4\"/>

N.T.S.

SL-ST-18

4\"/>

- TRANSITION CURB NOTES:
- 1. 6-INCH CONCRETE CURB TO BE CONSTRUCTED ON ALL ESPLANADES, ISLANDS AND NON-RESIDENTIAL STREETS. RESIDENTIAL STREETS MAY BE CONSTRUCTED WITH EITHER 6-INCH CONCRETE CURB OR 4-INCH x 12-INCH CONCRETE CURB AS NOTED ON PLANS.
 - 2. ALL 4-INCH x 12-INCH CONCRETE CURBS TO BE POURED SEPARATE FROM PROPOSED CONCRETE PAVEMENT.
 - 3. TRANSITIONS FROM 6-INCH CONCRETE CURB TO 4-INCH x 12-INCH CONCRETE CURB TO BE ACCOMPLISHED WITHIN 6 FEET (TYP.), UNLESS OTHERWISE SHOWN. REINFORCING STEEL AS SHOWN IN "4-INCH x 12-INCH TRANSITION CURB" DETAIL IS TO BE INSTALLED.

SL-ST-20

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
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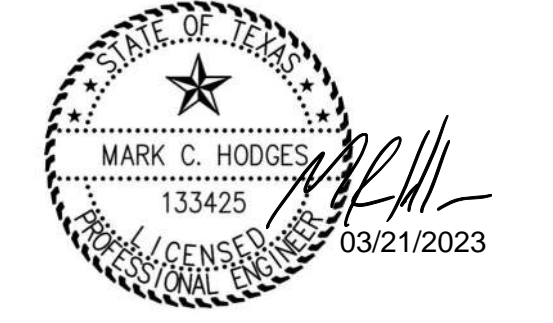
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TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD88, 2001 ADJUSTMENT)

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APPR.	REVISION	DATE



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TBPE No. F-17637



CITY OF ANGLETON BRAZORIA COUNTY, TEXAS

121 S Velasco, Angleton, Texas 77515

CITY OF ANGLETON LIVE OAK RANCH

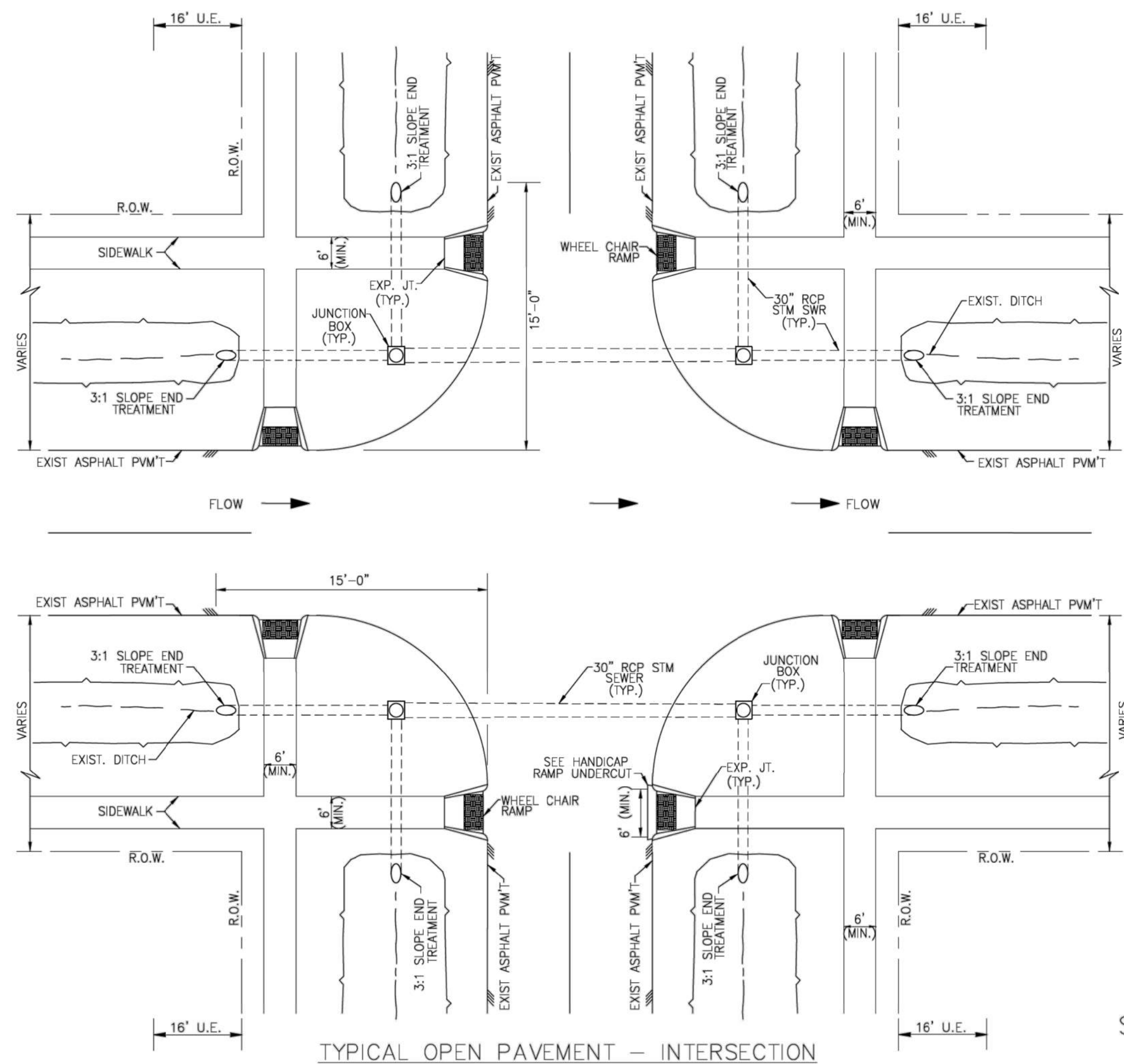
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SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	I-21027000-01
DWIN	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		
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	VERT.	N/A			

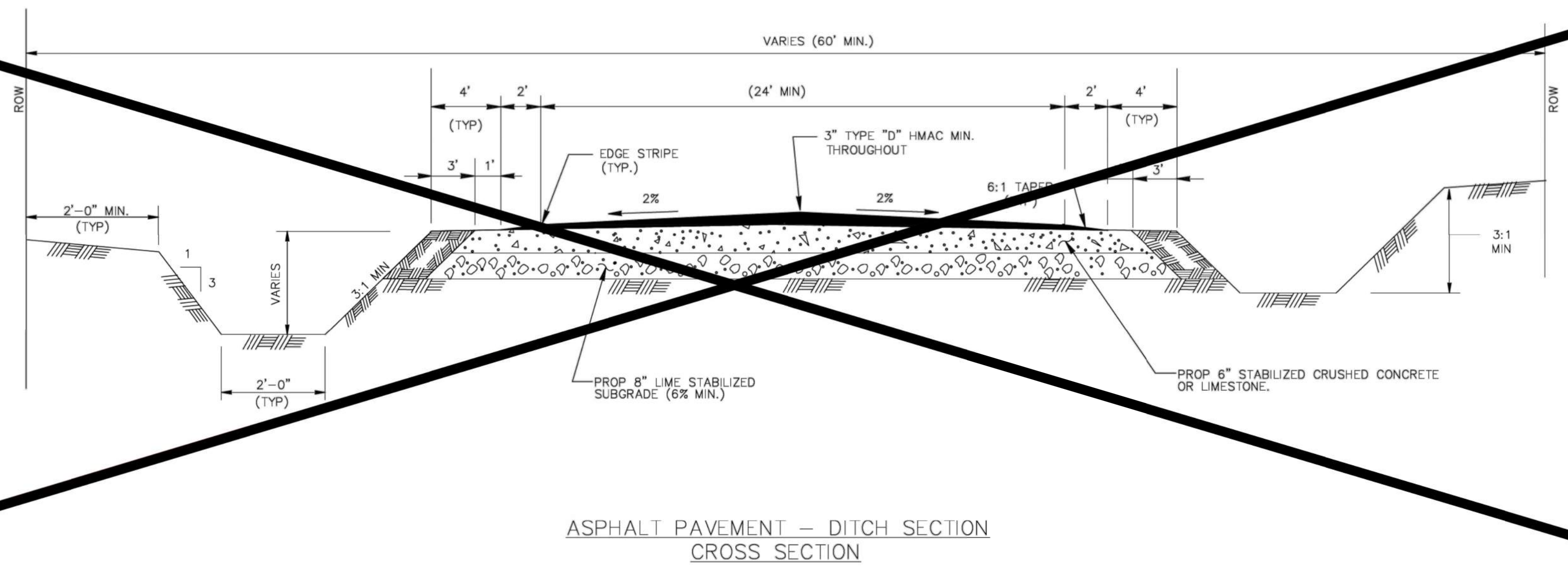
SHEET 26 OF 49 SHEETS

REVISION DATE: OCTOBER 2021

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SL-ST-22



SL-ST-21

- REFER TO:
1. GENERAL NOTES
 2. ASPHALT NOTES
 3. BASE NOTES
 4. TACK & EMULSION NOTES

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

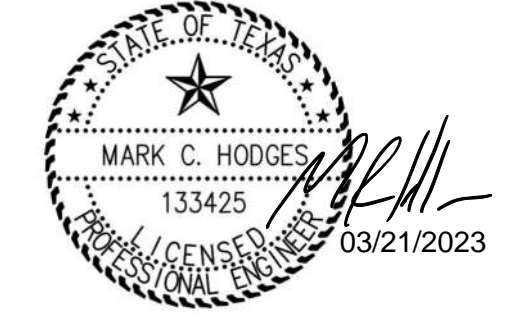
TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD88, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 480350404K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
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TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
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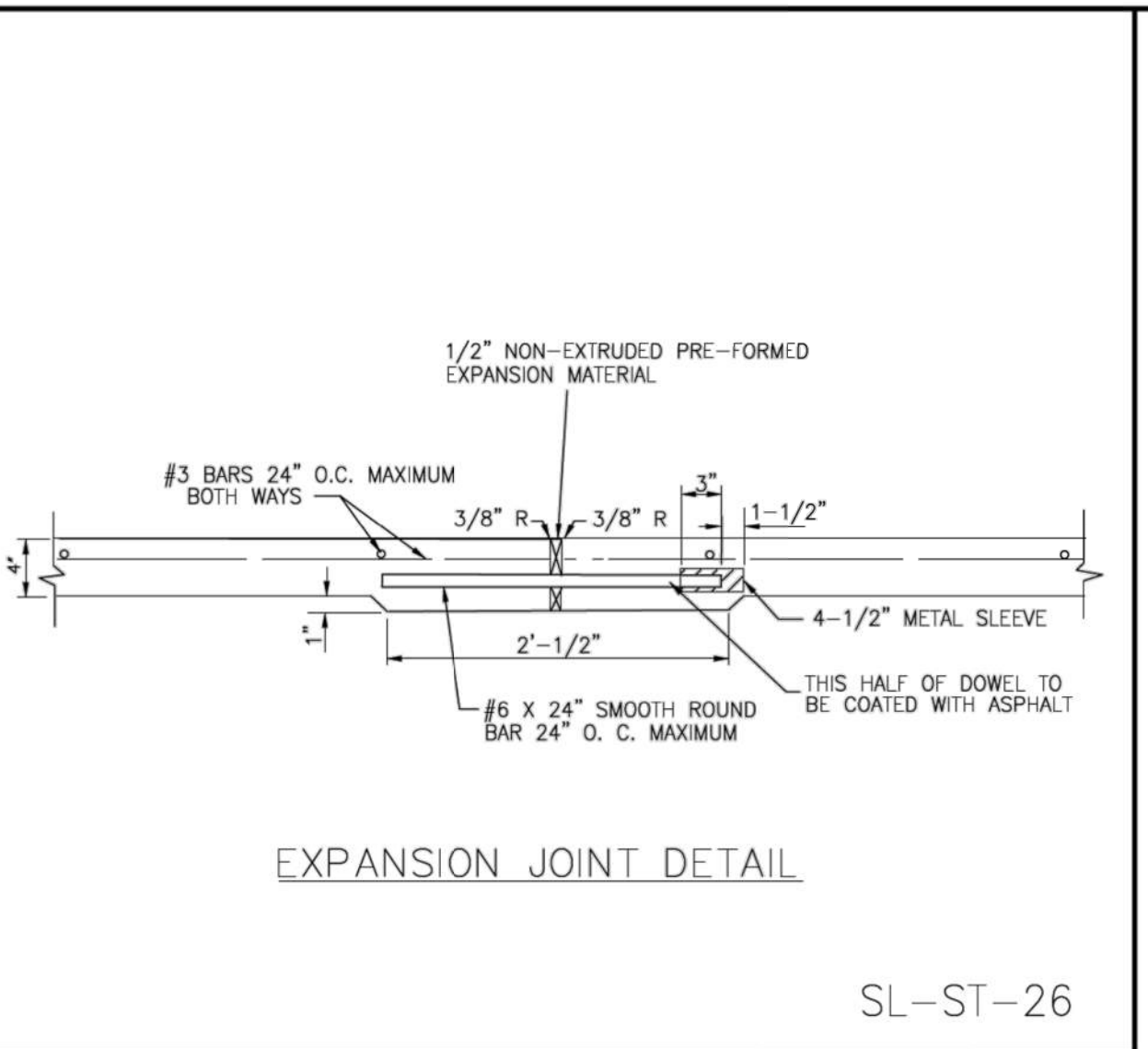
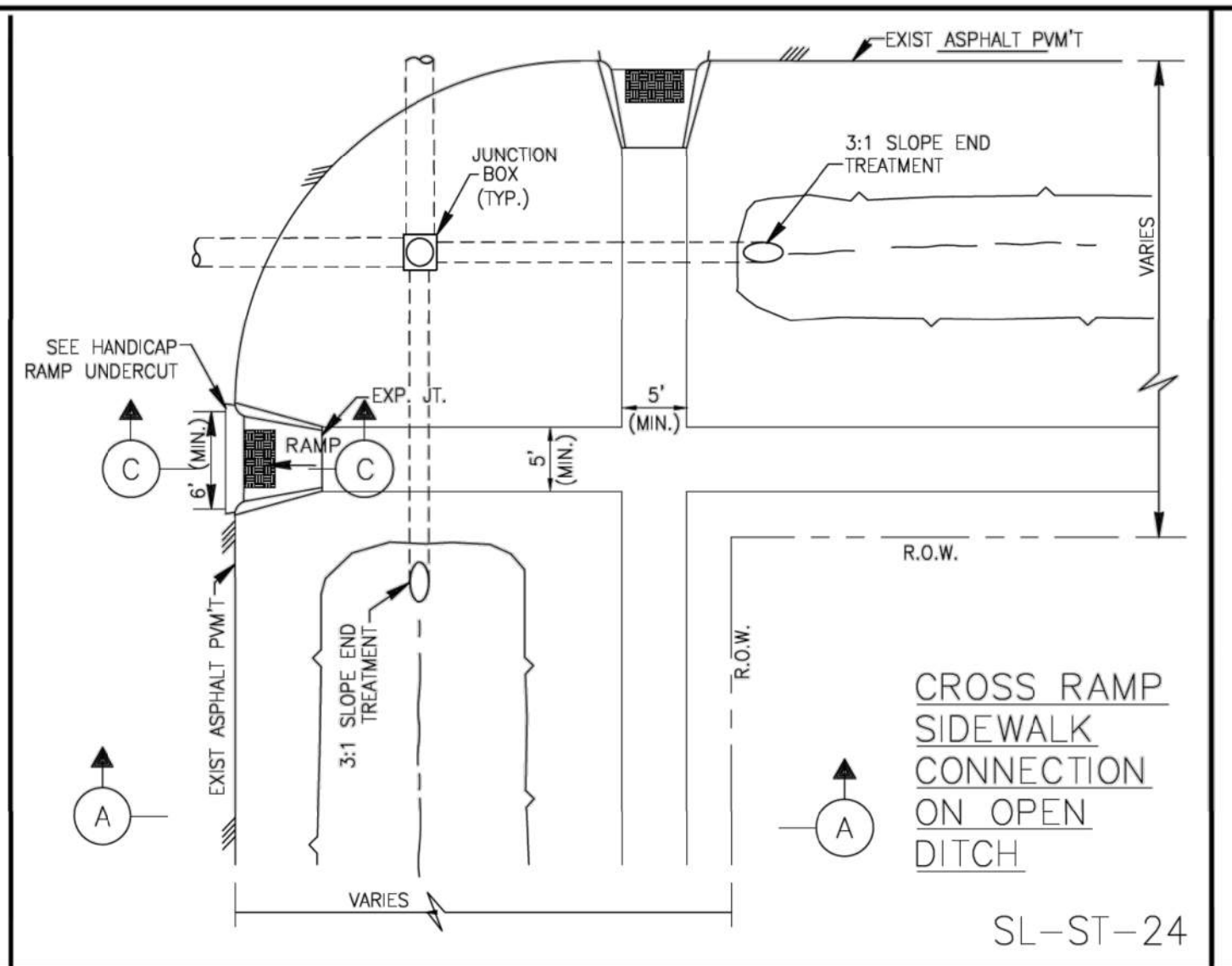
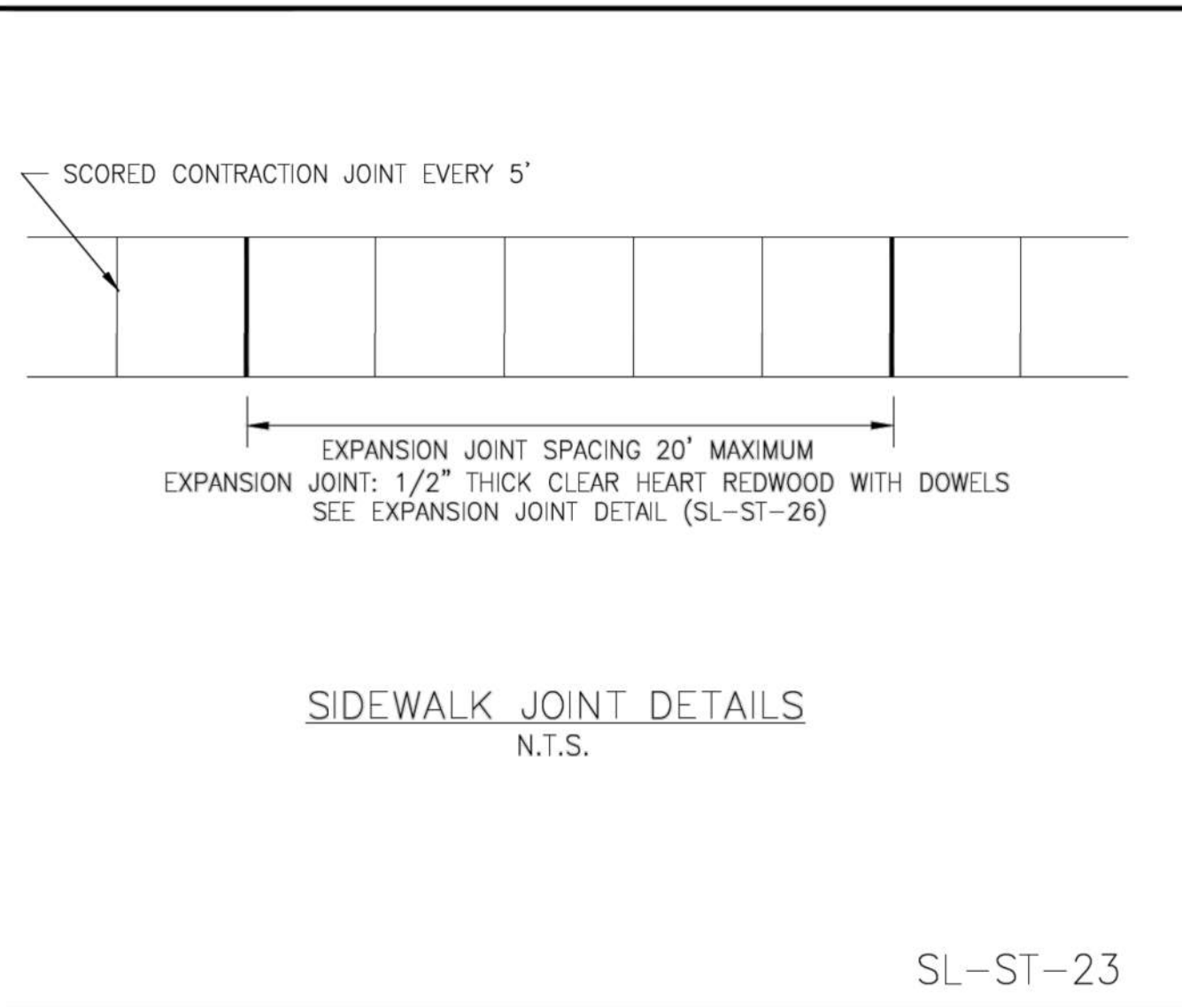
CITY OF ANGLETON
LIVE OAK RANCH

**PAVING DETAILS
(4 OF 9)**

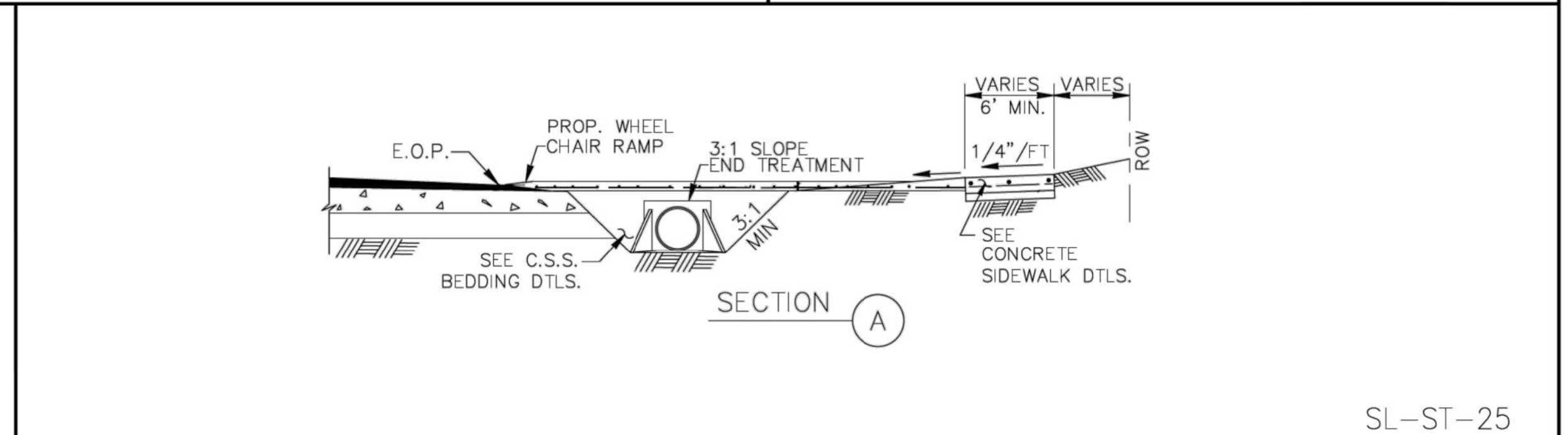
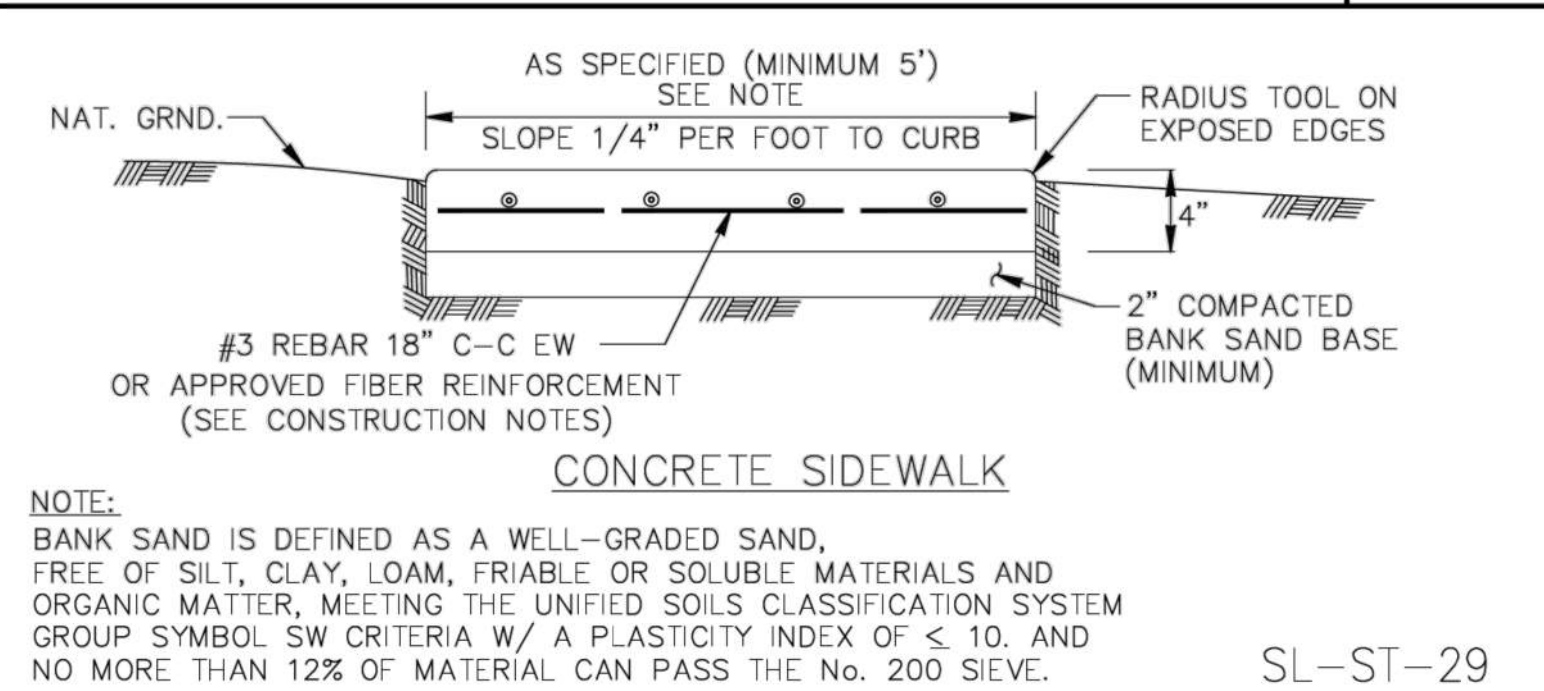
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DWN. NPM. DATE 6/22	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	
SCALE: HORIZ. N/A	SHEET 27 OF 49 SHEETS
VERT. N/A	77

REVISION DATE: OCTOBER 2021

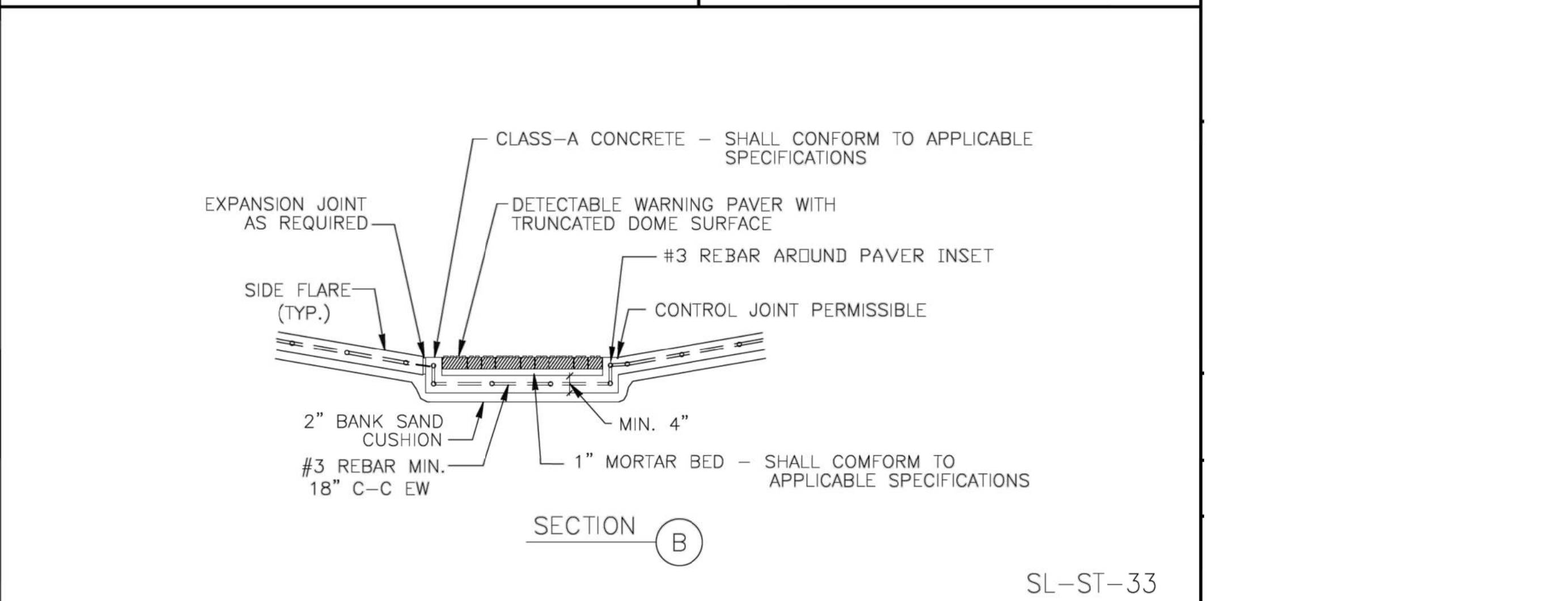
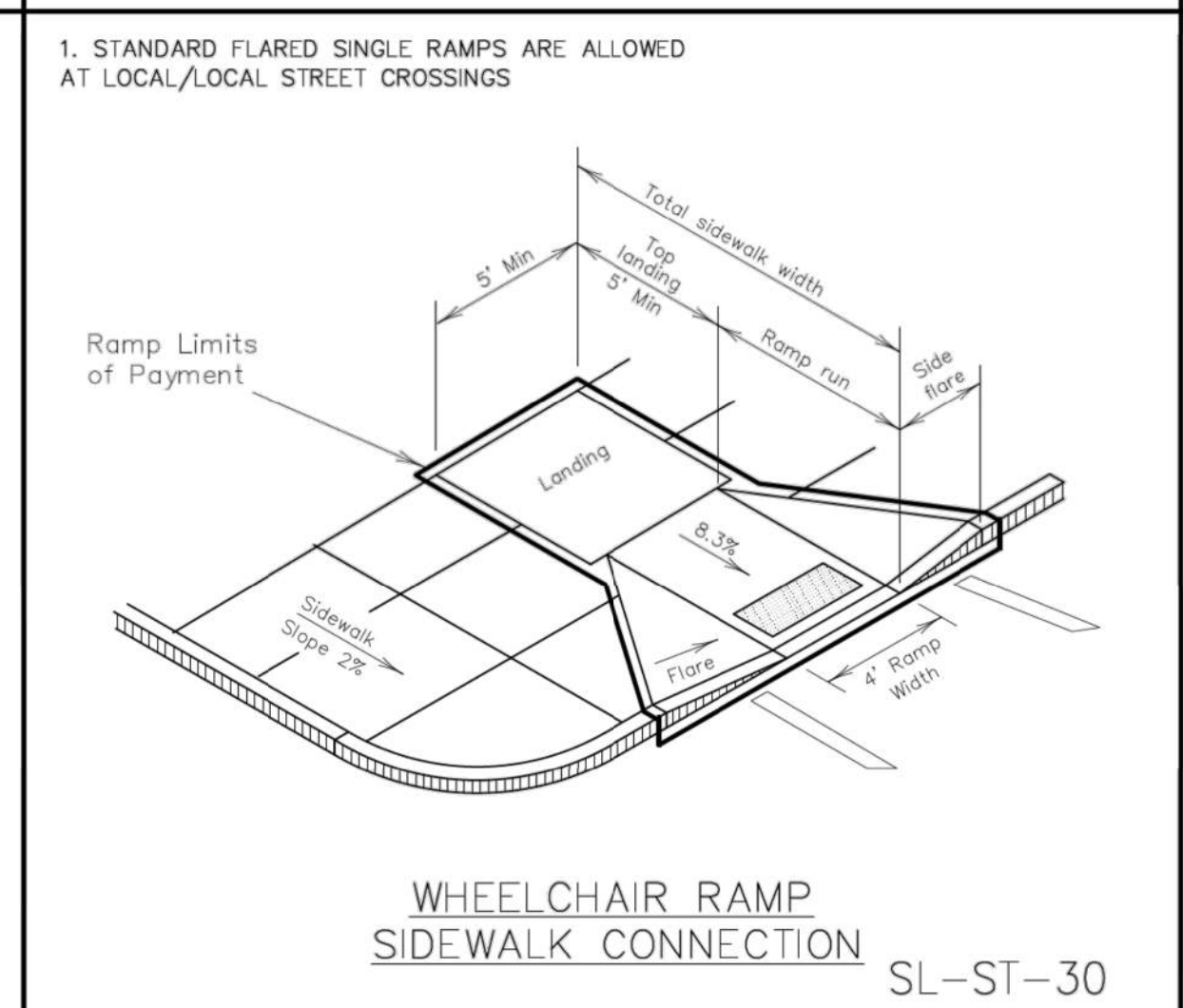
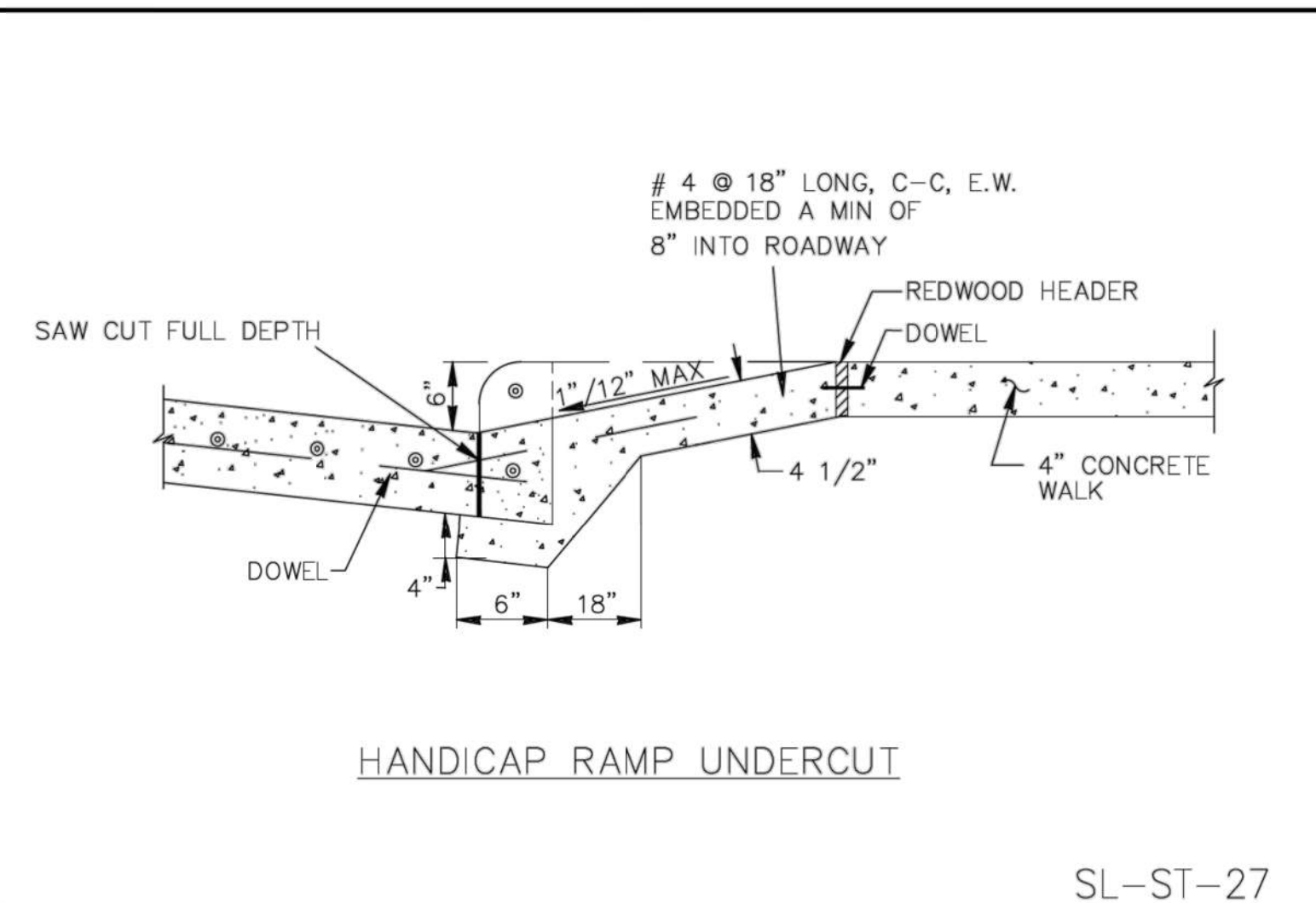
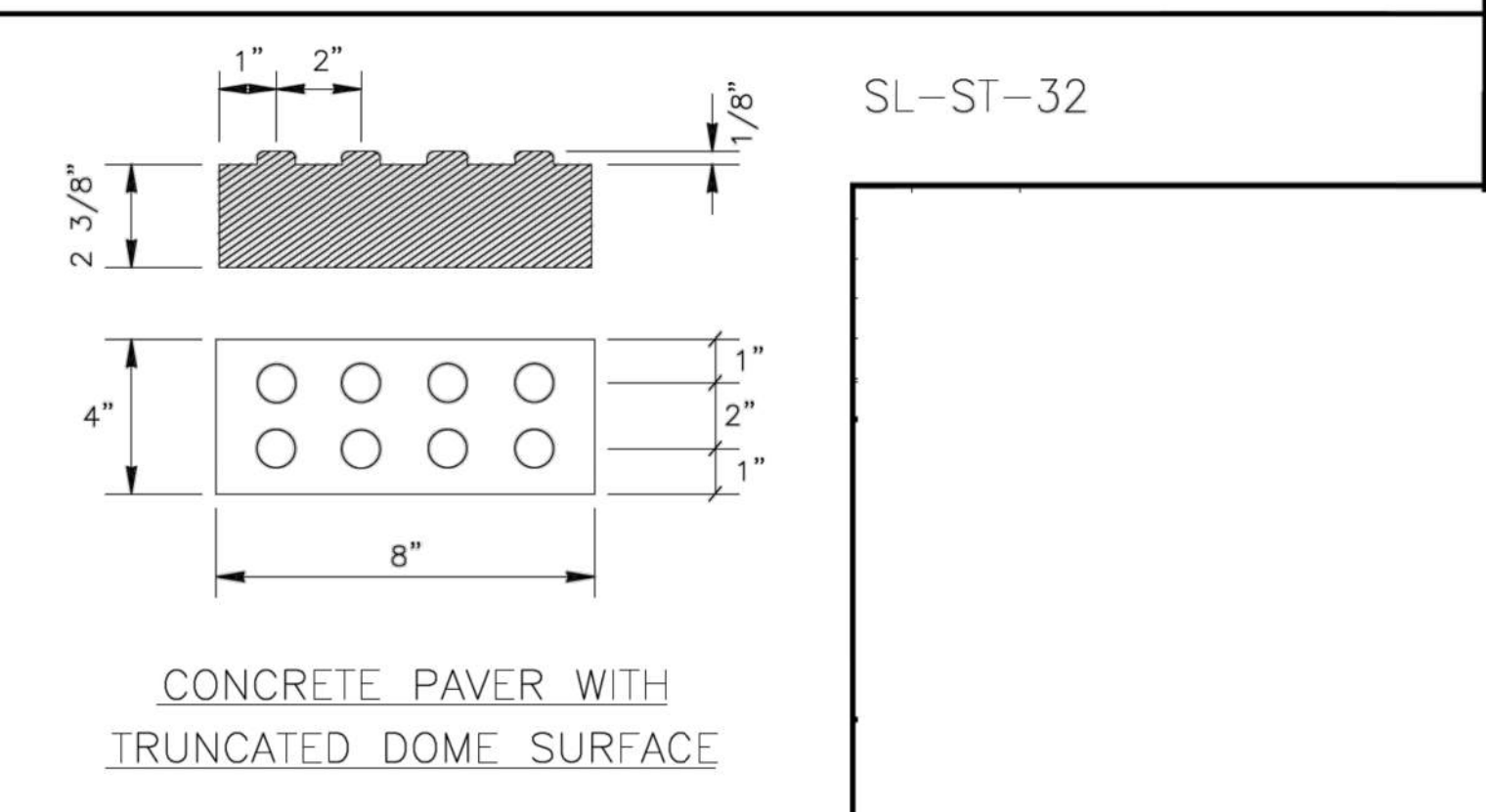
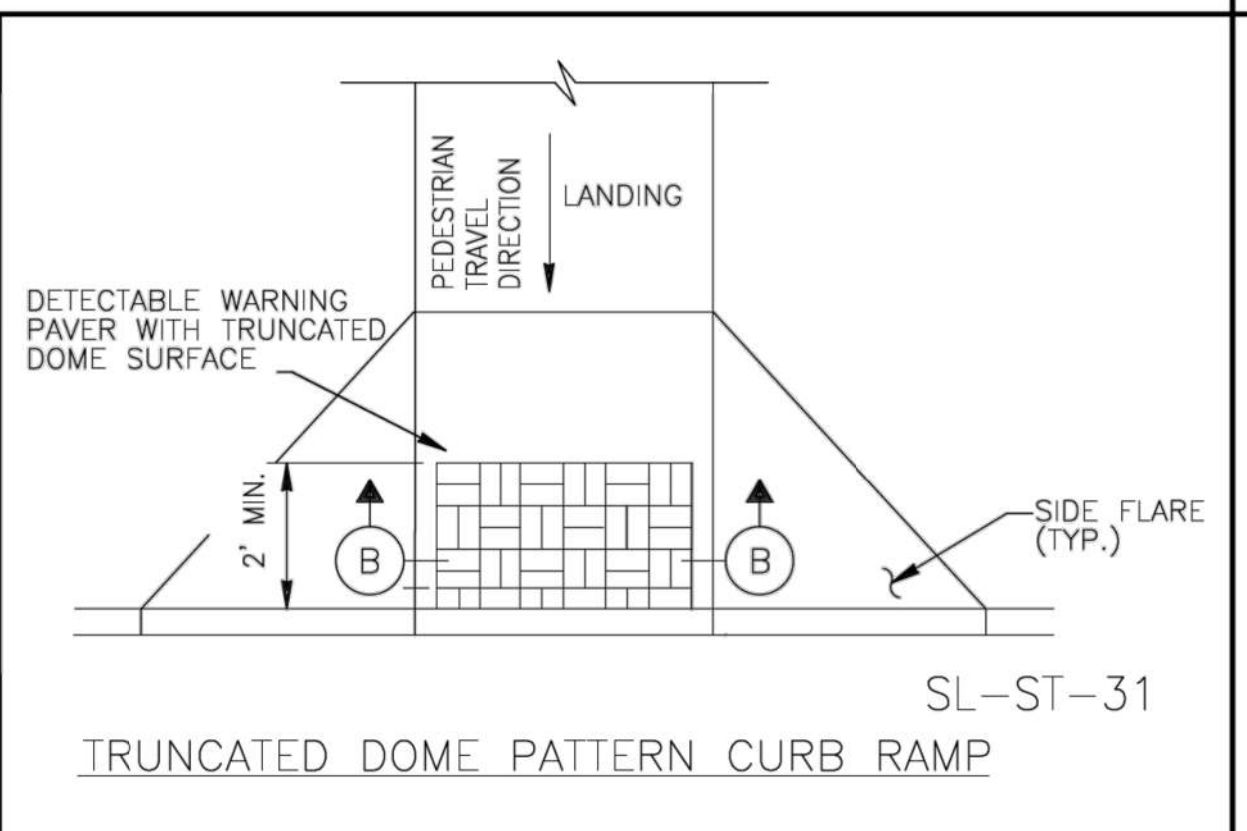
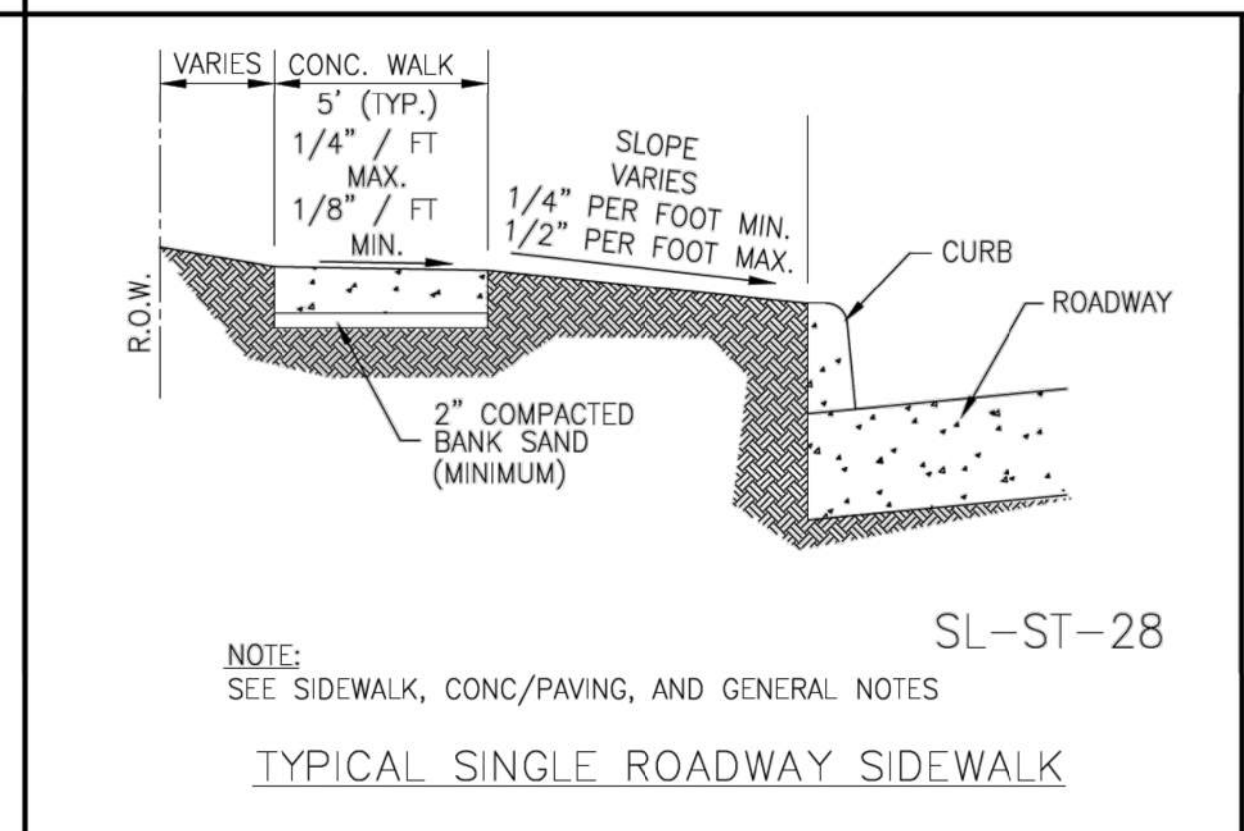
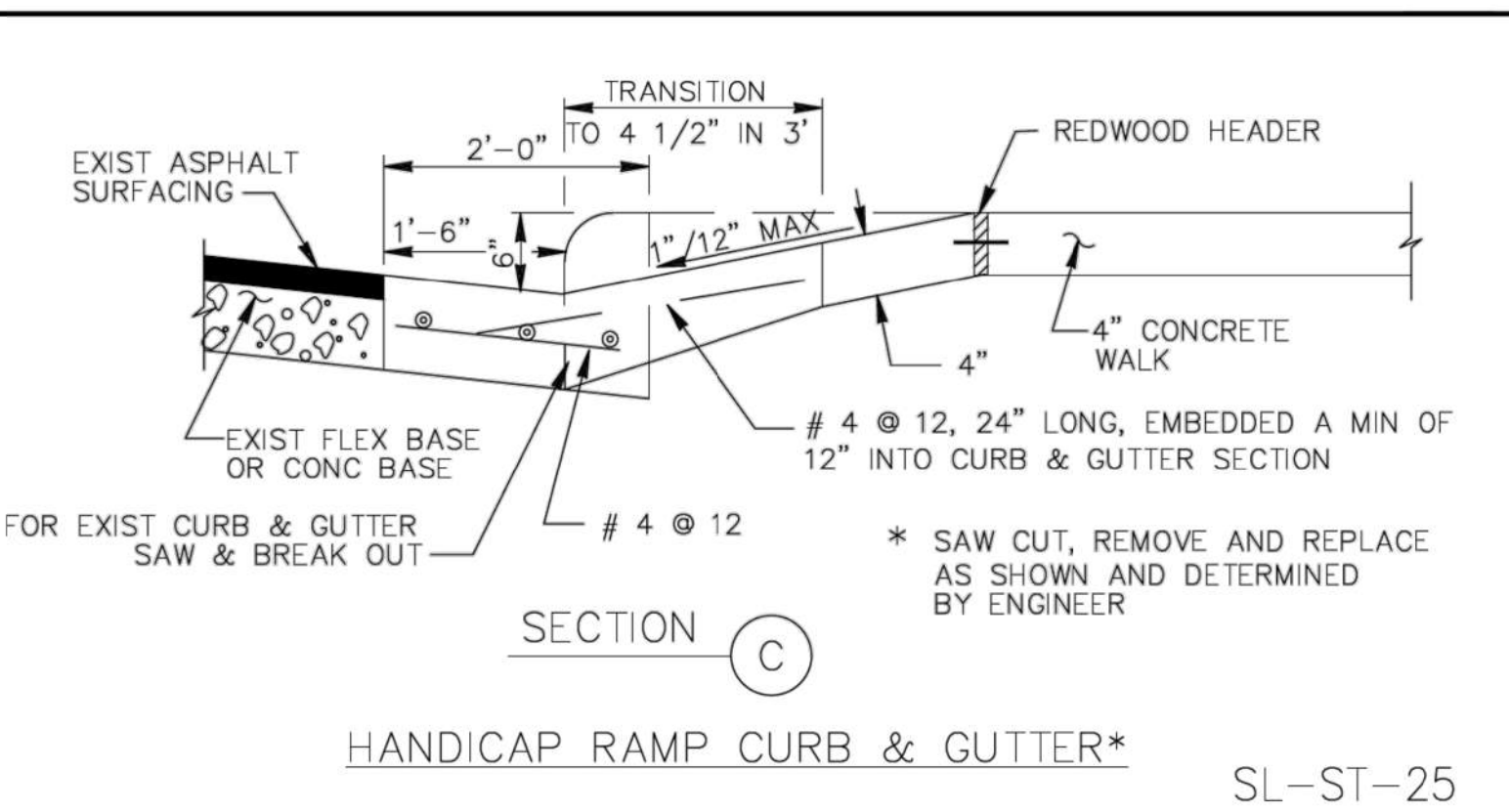
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- NOTES:**
- EXISTING CURB AND GUTTER TO BE SAW CUT, REMOVED AND REPLACED. DOWEL STEEL FOR MINIMUM REINFORCING OVERLAP OF 10 INCHES (10") DOWELS SHALL BE EIGHTEEN INCHES (18") LONG AND EPOXIED A MINIMUM OF (8") EIGHT INCHES INTO EXISTING PAVEMENT.
 - IF SIDEWALKS ARE NEITHER EXISTING NOR PROPOSED WHERE WHEELCHAIR RAMP ACCESS IS REQUIRED, CONCRETE SIDEWALKS SURFACE 4 1/2" THICK SHALL BE INSTALLED TO PROVIDE ACCESS TO THE PEDESTRIAN PUSH BUTTONS.
 - DETECTABLE WARNINGS REQUIRED BY T.A.S. SECTIONS 4.1 AND 4.7 SHALL COMPLY WITH T.A.S. SECTION 4.29
 - THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACE SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE.
 - DETECTABLE WARNING SURFACE SHALL COVER THE ENTIRE WIDTH AND DEPTH OF RAMP.
 - DETECTABLE WARNINGS SHALL BE INSTALLED WITH PAVERS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
 - CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C-935, C-33, AND SHALL BE PLACED IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS SHOWN OTHERWISE IN THE PLANS.
 - CONCRETE PAVER UNITS SHALL HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS. DOMES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.
 - CONCRETE PAVER UNIT COLOR FOR THE RAMP SHALL BE A CONTRASTING COLOR THAT PROVIDES A LIGHT REFLECTIVE THAT SIGNIFICANTLY CONTRASTS WITH THE ADJACENT SURFACES. ADJACENT SURFACES INCLUDE SIDE FLARES.
 - CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY, AND ANY CUT UNIT SHALL NOT BE LESS THAN 25% OF A FULL UNIT.
- CONSTRUCTION NOTES:**
- THE MAXIMUM WIDTH BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20'-0"
 - EXPANSION JOINT IS TO BE 1/2" THICK CLEAR HEART REDWOOD WITH DOWELS.
 - SCORED CONTRACTION JOINTS SHALL BE EVERY 5' OR EQUAL TO WIDTH OF SIDEWALK.
 - ALL EARTHEN AREAS ARE TO BE SODDED UNLESS SHOWN OTHERWISE ON DRAWINGS.
 - 4 INCH, 5 SACK CEMENT PER CUBIC YARD CONCRETE, 3000 PSI. REINFORCED CONCRETE WITH #3 BARS, 18 INCHES C-C, FOR SIDEWALKS, #4 BARS 18" C-C FOR WHEEL CHAIR RAMP IS THE MINIMUM ACCEPTED. MINIMUM 3 LONGITUDINAL BARS. FIBER REINFORCING SIDEWALKS-STEEL AND POLYPROPYLENE BLENDED FIBER REINFORCEMENT SYSTEM SUCH AS NOVOMESH #3 AS MANUFACTURED BY S.I. CONCRETE SYSTEMS (OR PRE-APPROVED EQUAL) MAY BE USED AS AN ALTERNATE TO CONVENTIONAL REBAR REINFORCING AT A DOSAGE RATE OF 24 LBS. PER CUBIC YARD OF CONCRETE.
 - USE RADIUS TOOL ON ALL EXPOSED EDGES.
 - TOP OF THE SIDEWALK ELEVATION TO BE TOP OF CURB.
 - MEMBRANE CURING COMPOUND IS REQUIRED AS DESCRIBED IN ITEM 526 IN THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - REFER TO GENERAL NOTES AND CONCRETE/PAVING NOTES.
 - SIDEWALK EXPANSION JOINTS SHALL CONFORM TO STREET EXPANSION JOINT STANDARDS.



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 - TOP OF THE SIDEWALK ELEVATION TO BE TOP OF CURB.
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 - REFER TO GENERAL NOTES AND CONCRETE/PAVING NOTES.
 - SIDEWALK EXPANSION JOINTS SHALL CONFORM TO STREET EXPANSION JOINT STANDARDS.
- SL-ST-34



BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

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TEMPORARY BENCHMARK-B:
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FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C040K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP

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t: 281.306.0240 | www.odysseyeng.com
TBPE No. F-17637



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**CITY OF ANGLETON
LIVE OAK RANCH**

**PAVING DETAILS
(5 OF 9)**

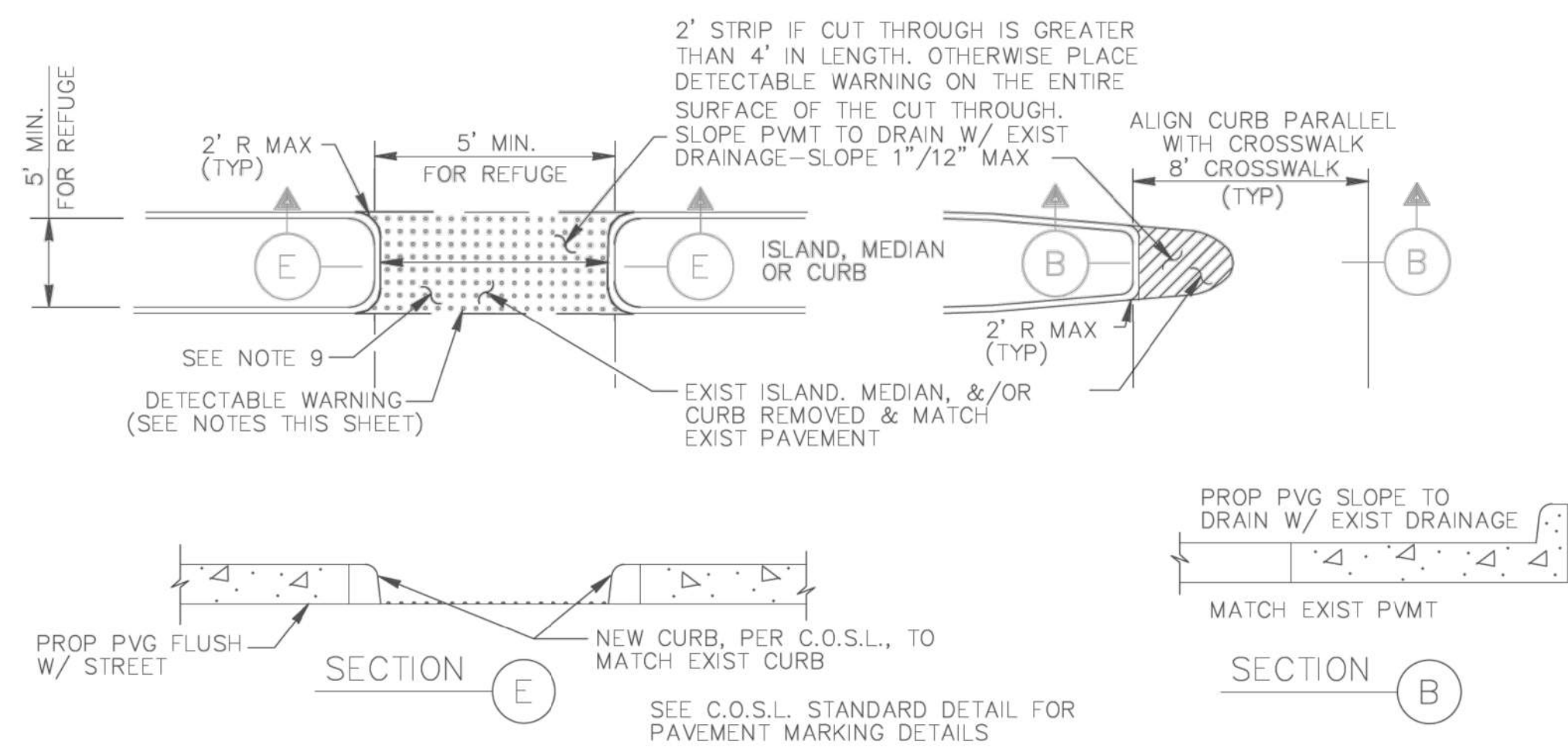
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APPR.	MCH	DATE	3/23		

SCALE:
HORIZ N/A
VERT N/A

SHEET 28 OF 49 SHEETS

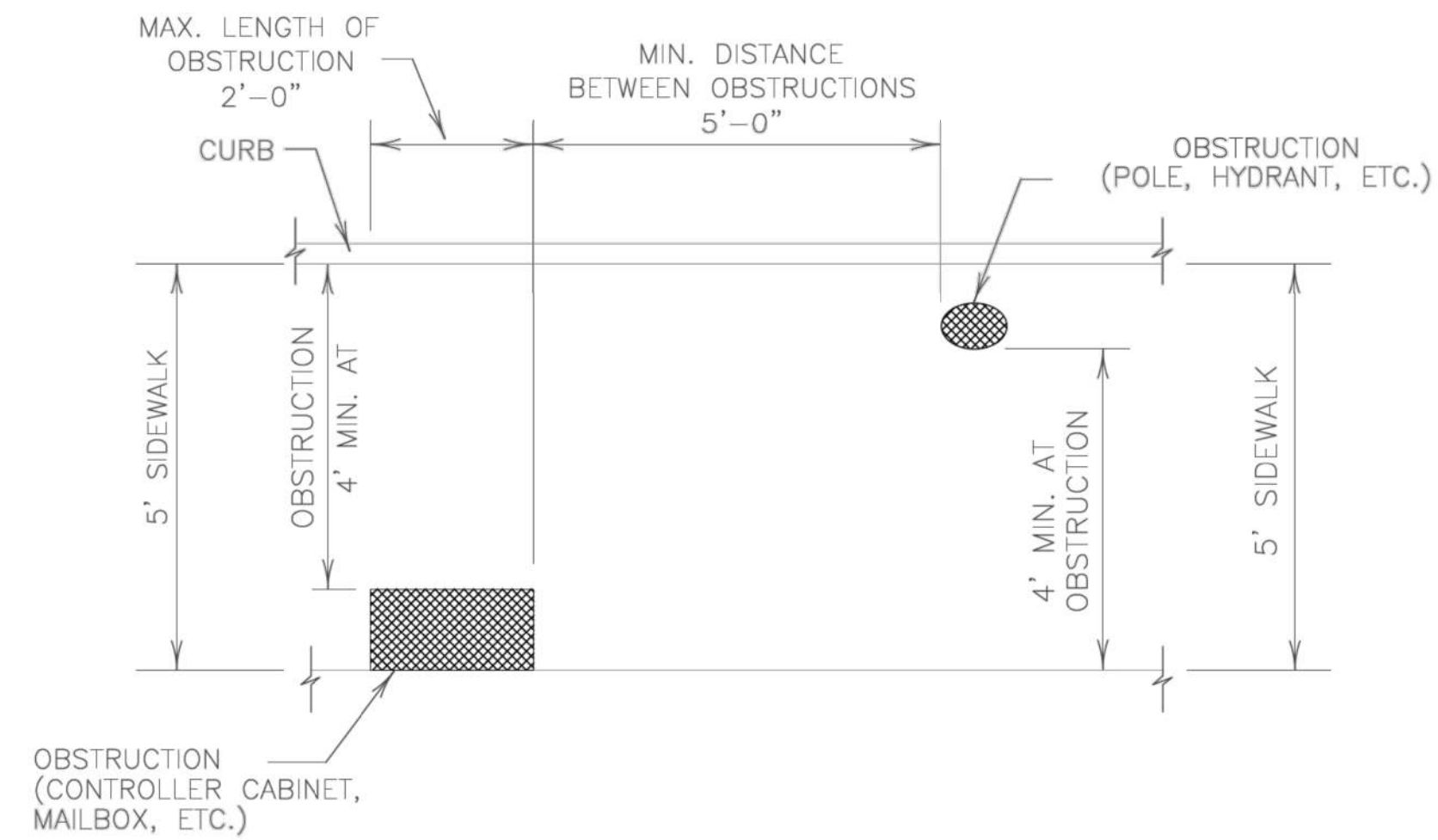
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FOR ISLAND, MEDIAN, OR CURB MODIFICATIONS FOR CROSSWALKS

SL-ST-35



PLAN VIEW
PLACEMENT OF STREET FIXTURES

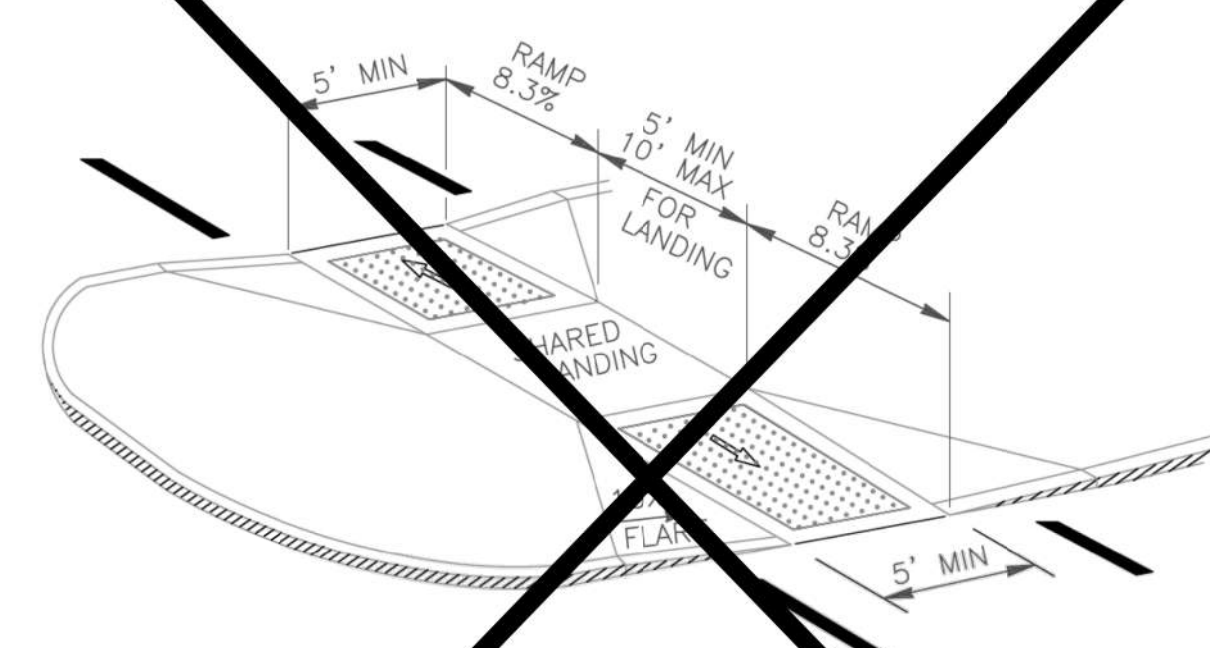
(ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' x 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.)

SL-ST-36

NOTES:

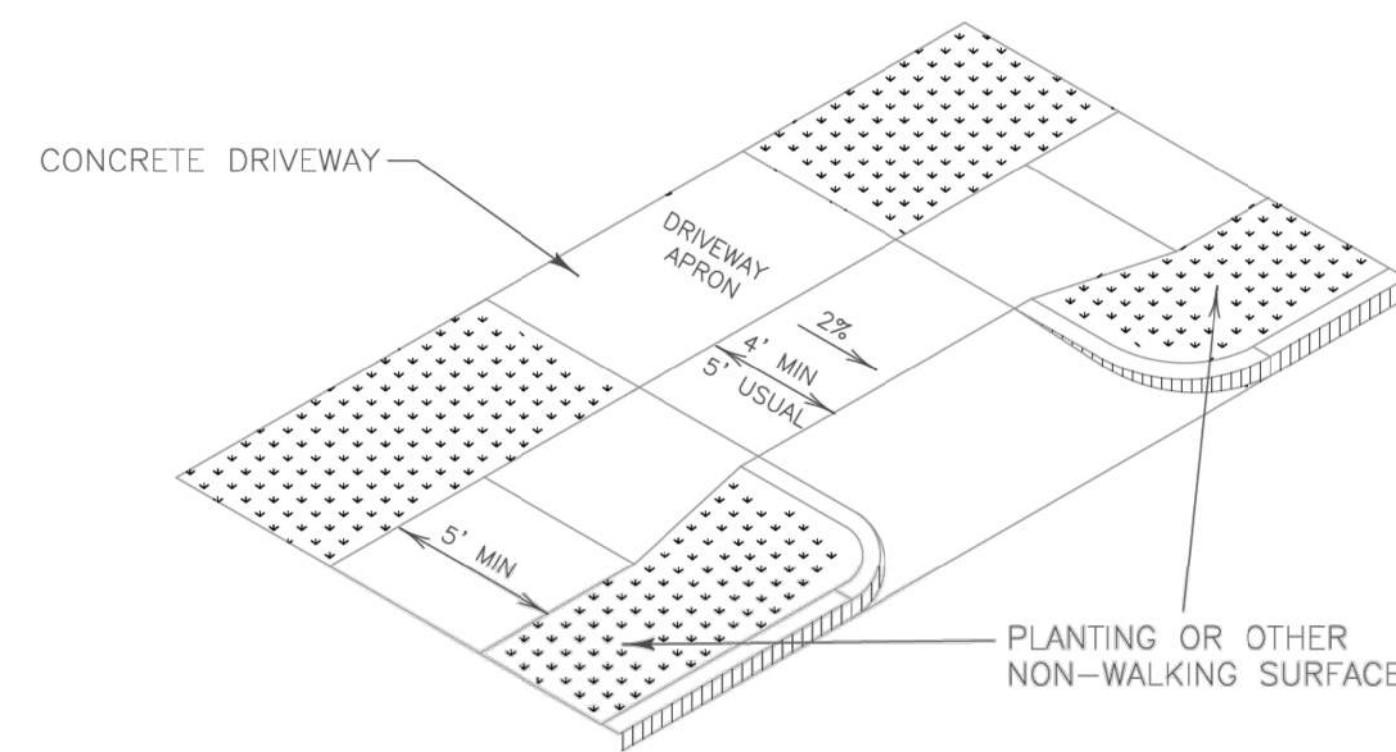
- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS MAY BE ADJUSTED AS DIRECTED.
- THE MINIMUM SIDEWALK WIDTH IS 5' (FEET). THE LANDING SHALL BE 5' x 5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND RAMP SURFACES IS 2%. USUAL SIDEWALK CROSS SLOPE EQUALS 1.5%. CHANGES IN LEVEL GREATER THAN 1/4" (N.) ARE NOT PERMITTED.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 5' x 5' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
- ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6" (N.) OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES, WITH THE FOLLOWING EXCEPTIONS:
 - HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
 - THE LEAST POSSIBLE GRADE SHOULD BE USED TO MAXIMIZE ACCESSIBILITY, WHERE STRUCTURALLY IMPRACTICAL TO ACHIEVE TEXAS ACCESSIBILITY STANDARDS (TAS) COMPLIANCE, THE RUNNING SLOPE OF SIDEWALKS AND CROSSWALKS, WITHIN THE PUBLIC R.O.W., MAY FOLLOW THE GRADE OF THE PARALLEL ROADWAY WITHOUT INVOKING TEXAS ACCESSIBILITY STANDARDS (TAS) VARIANCES FOR LANDINGS OR HANDRAILS. WHERE A CONTINUOUS GRADE GREATER THAN 5% MUST BE PROVIDED, HANDRAILS MAY BE DESIRABLE ON ONE OR BOTH SIDES OF THE SIDEWALK TO IMPROVE ACCESSIBILITY. HANDRAILS MAY ALSO BE NEEDED TO PROTECT PEDESTRIANS FROM POTENTIALLY HAZARDOUS CONDITIONS.
- CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED. ALL CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
- RAMP TEXTURES MUST CONSIST OF TRUNCATED DOME SURFACES, IN ACCORDANCE WITH ADA AND TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR). TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. TEXTURES ALSO SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
- RAISED MEDIANS SEPARATE OPPOSING DIRECTIONS OF TRAFFIC AND PROVIDE A REFUGE AREA FOR PEDESTRIANS UNABLE TO CROSS THE ENTIRE ROADWAY IN THE ALLOTTED SIGNAL PHASE. TO SERVE AS A REFUGE AREA, THE MEDIAN SHALL BE A MINIMUM OF 5' (FT.) WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
- SMALL CHANNELIZATION ISLANDS, WHICH CAN NOT PROVIDE A MINIMUM 5' x 5' LANDING AT THE TOP OF RAMPS, SHALL BE CUT THROUGH LEVEL WITH THE SURFACE OF THE STREET.
- CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
- EXISTING FEATURES THAT COMPLY WITH T.A.S. MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
- TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SHALL BE PLACED SO NOT TO OBSTRUCT THE ACCESSIBLE ROUTE.

SL-ST-40



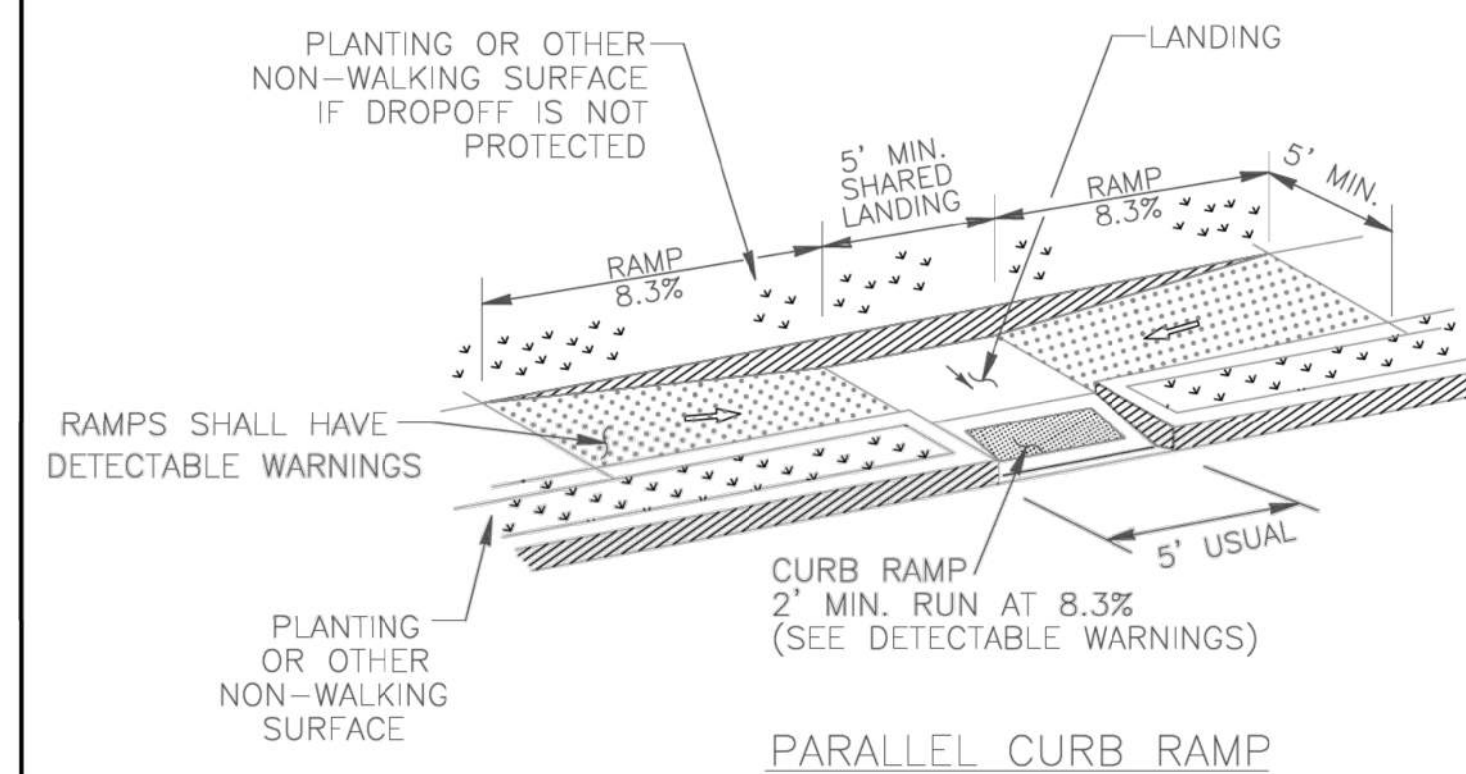
CURB RAMPS AT MEDIAN ISLANDS

SL-ST-37



SIDEWALK TREATMENT AT DRIVEWAYS

SL-ST-38

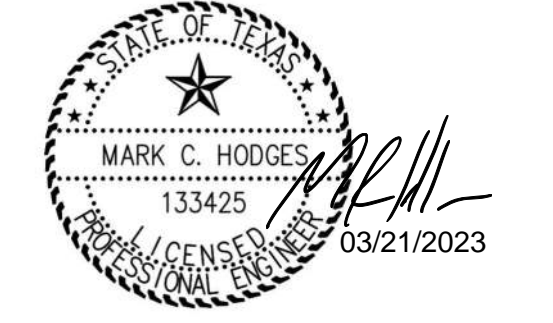


PARALLEL CURB RAMP

SL-ST-39

BENCHMARK(S) / FLOODPLAIN		
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APPR.	REVISION	DATE

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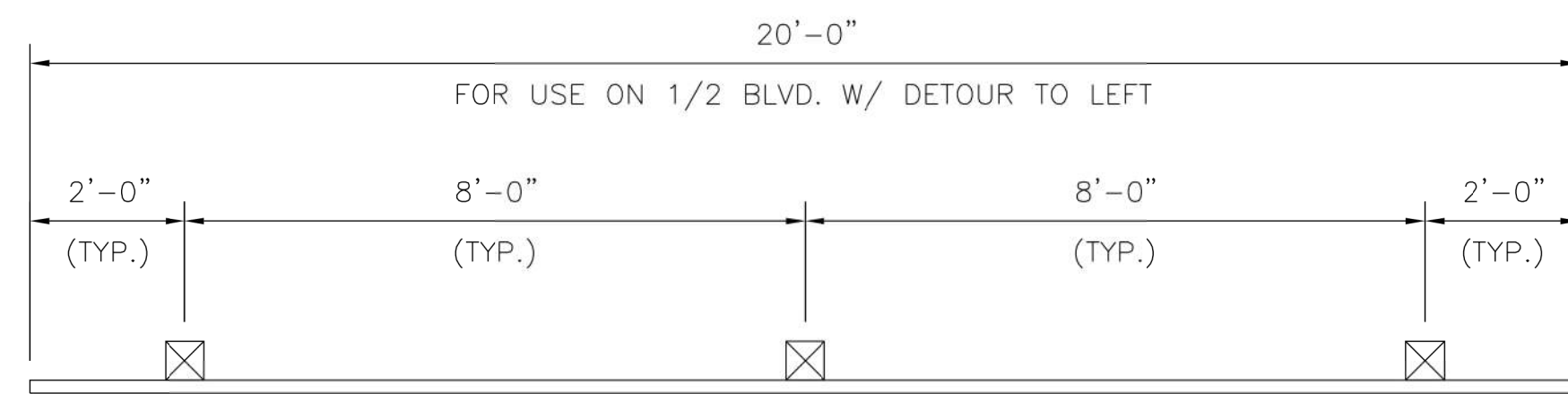
CITY OF ANGLETON
LIVE OAK RANCH

PAVING DETAILS
(6 OF 9)

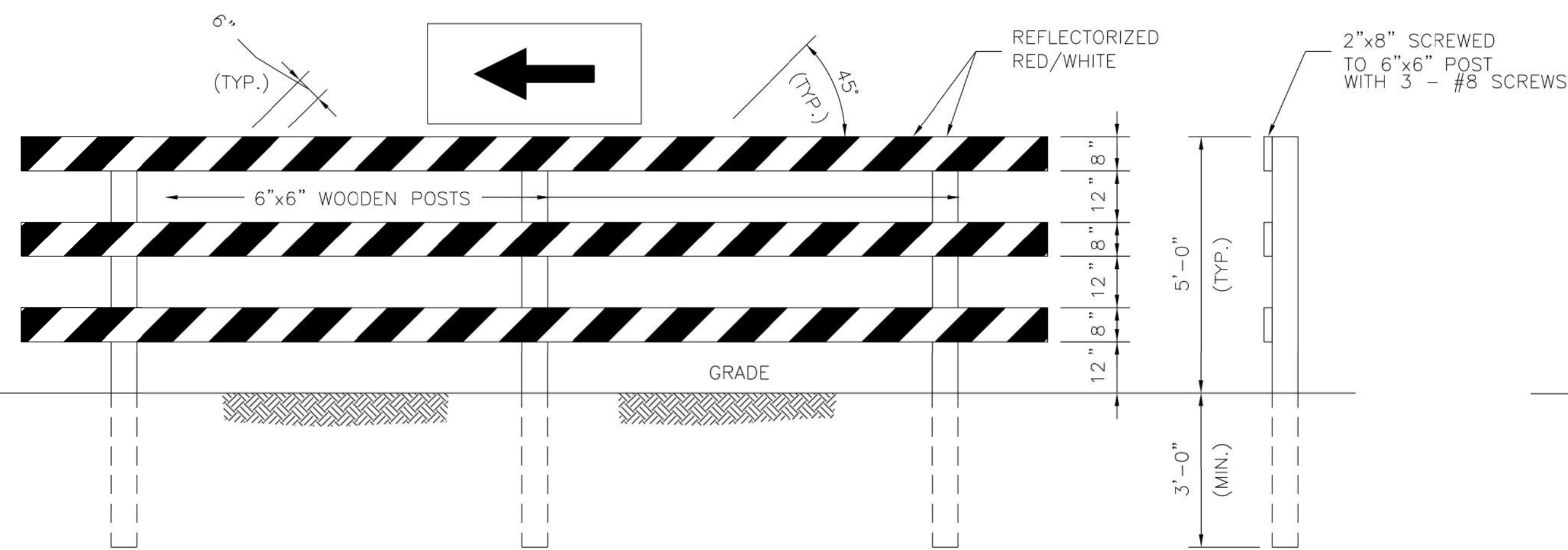
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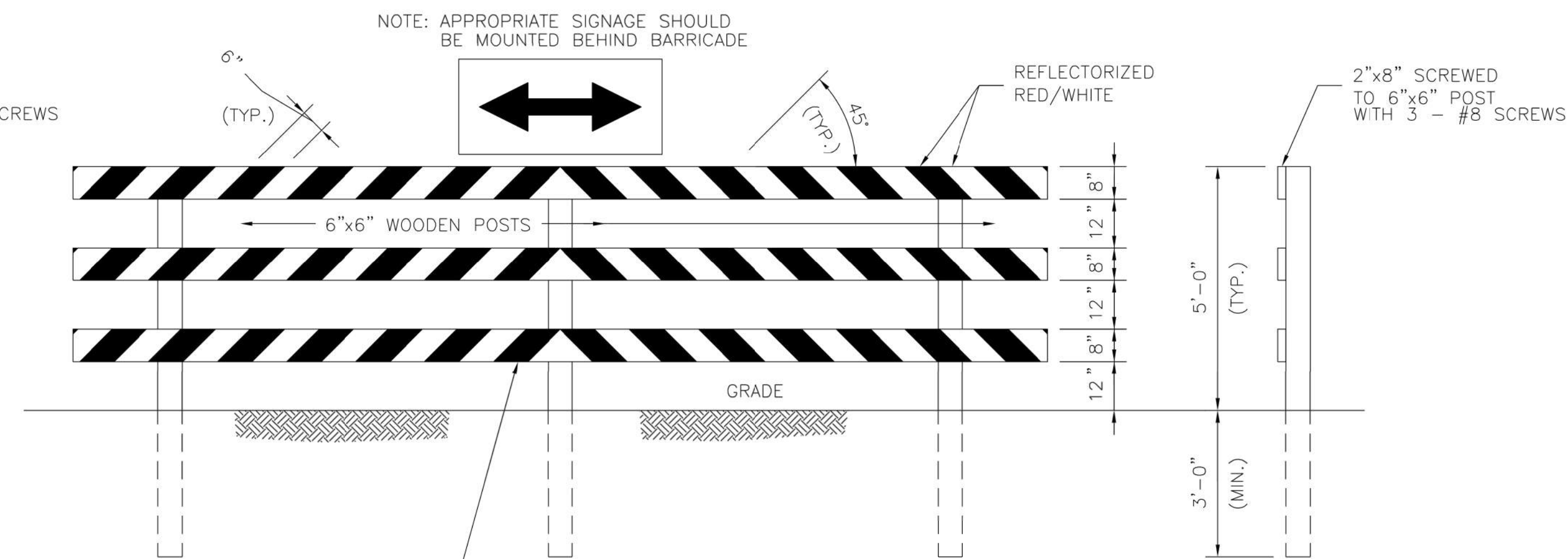


PLAN VIEW



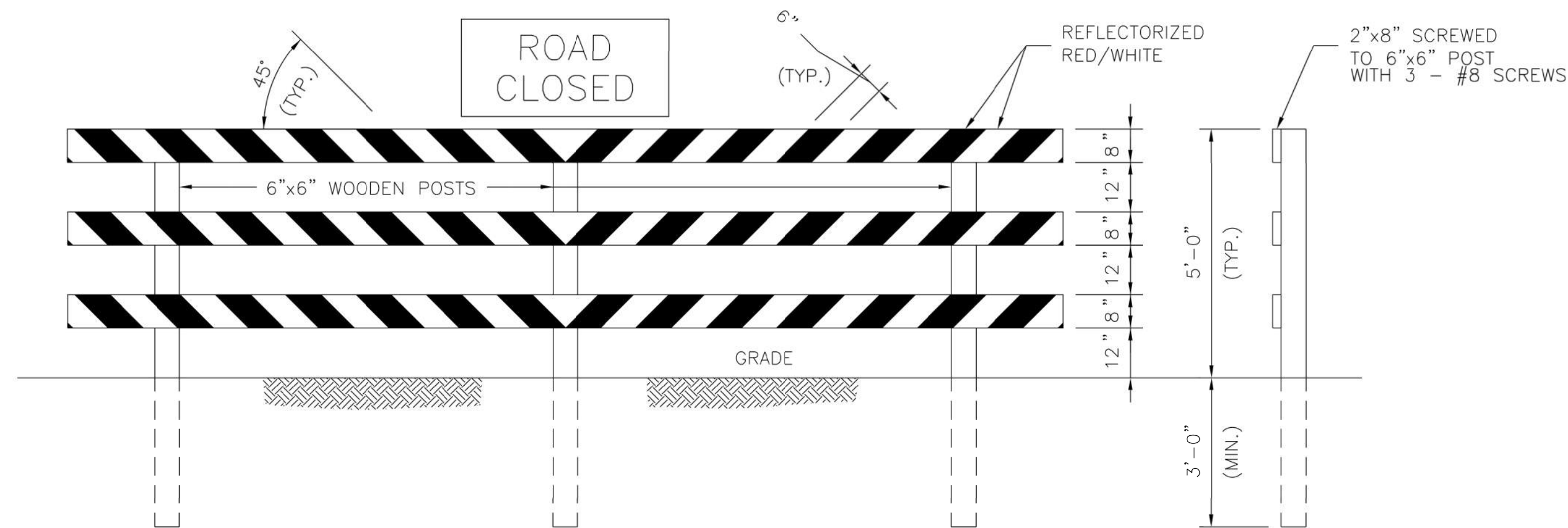
FRONT VIEW
DETOUR ROUTE

SIDE VIEW



FRONT VIEW
T-INTERSECTION

SIDE VIEW



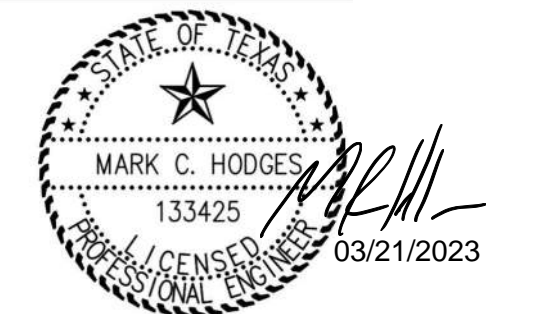
FRONT VIEW
ROAD CLOSED - NO OUTLET

SIDE VIEW

APPLICATION: PERMANENT AND SEMI-PERMANENT CLOSURE OF ROADWAY OR ROADWAY TERMINATION

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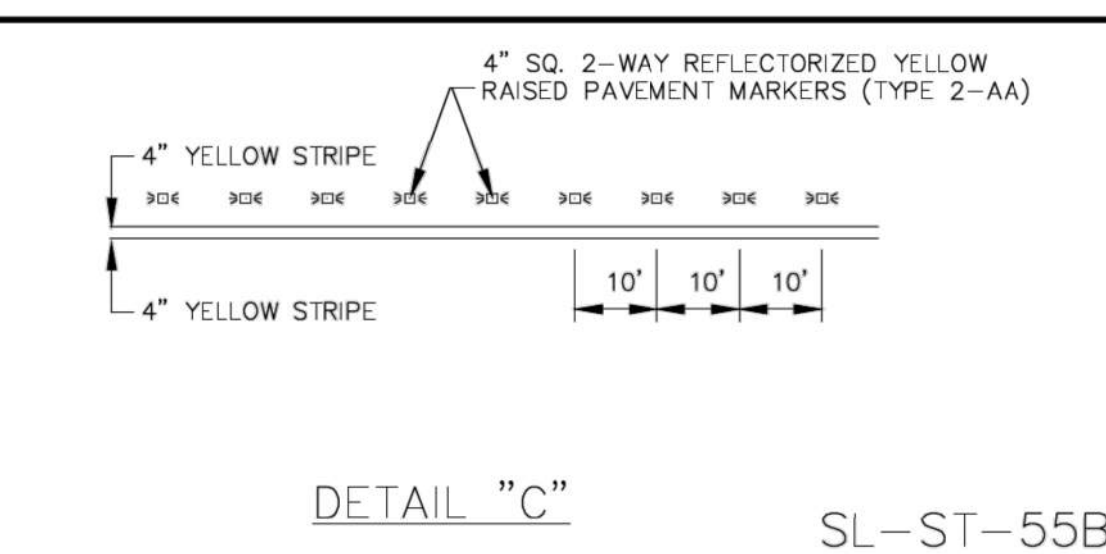
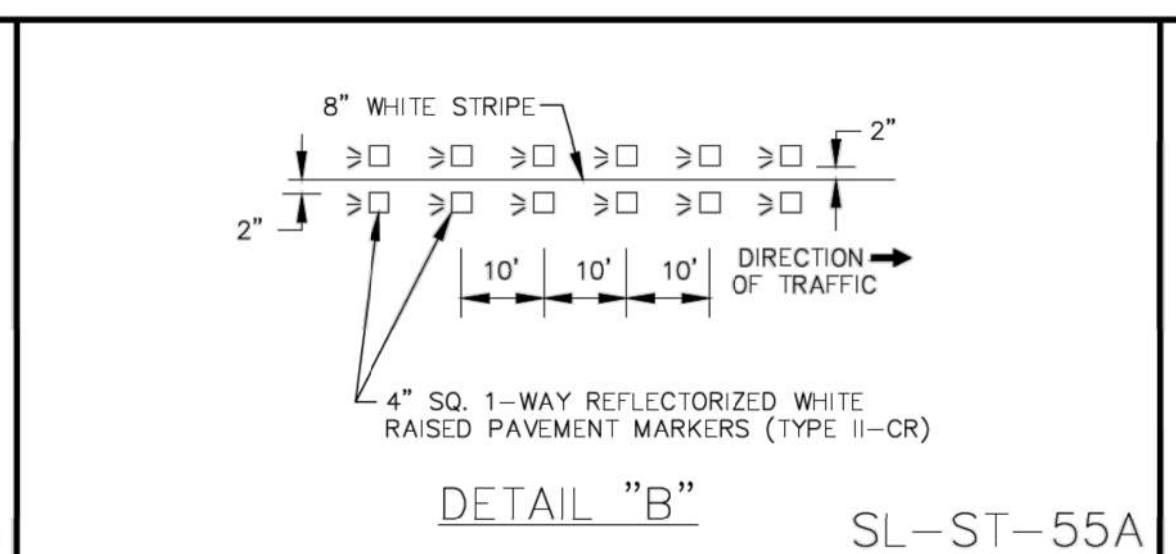
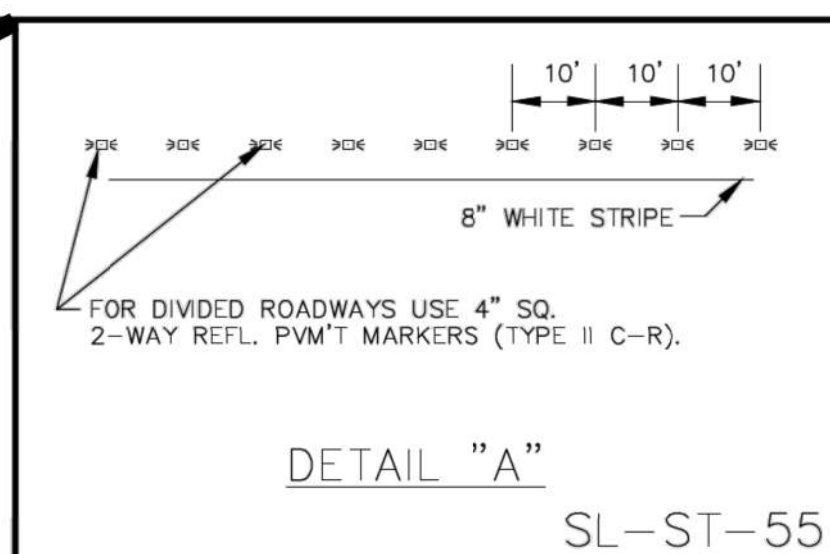
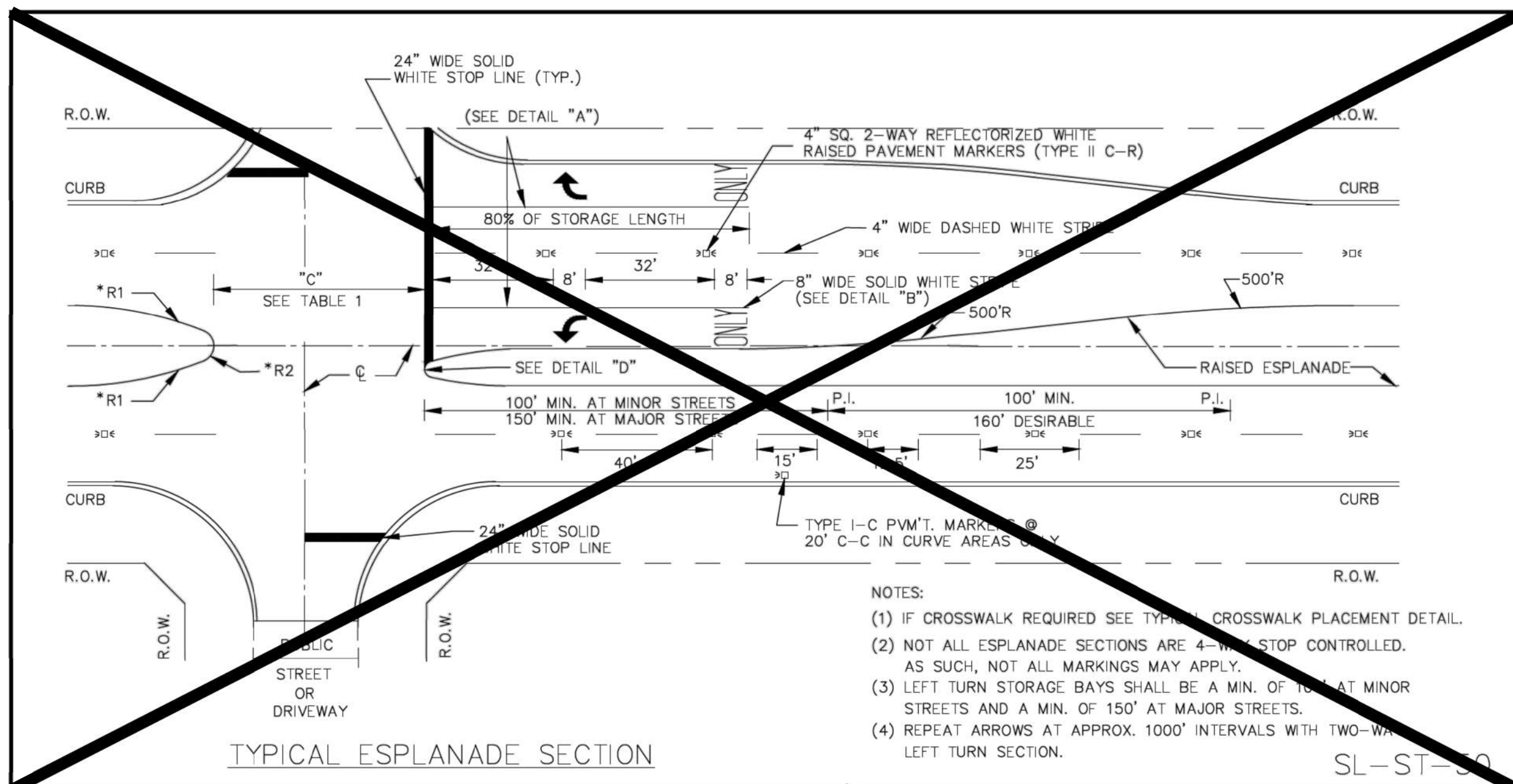
121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

PAVING DETAILS
(7 OF 9)

SURV. MS DATE 5/22	JOB NO. 21-027-00
DSGN. NPM DATE 6/22	IMAGE NO. I-21027000-01
DWN. NPM DATE 6/22	
CHKD. MCH DATE 3/23	
APPR. MCH DATE 3/23	
SCALE: HORIZ. N/A VERT. N/A	SHEET 30 OF 49 SHEETS

P:\4027-00\Drawings\Detail\2102700-DE-PAVING DETAILS.dwg, Mar 21, 2023 1:15pm Edited by: \Mchodges



RADIUS DIMENSIONS

ESPLANADE	*R1	*R2
<8'	8'	8'
8'-39'	90'	W/5'
>39'	N/A	15'

PAVEMENT MARKER LEGEND

SYMBOL	DESCRIPTION
□	4" x 4" REFLECTORIZED RAISED PAVEMENT MARKER
◁	INDICATES DIRECTION OF TRAFFIC FLOW

- NOTES:**
- ALL INTERSECTIONS WHERE A STOP SIGN IS LOCATED SHALL HAVE A STOP BAR. STOP BARS SHALL BE LOCATED WHERE PEDESTRIAN CROSSWALKS ARE PROVIDED, 4' BEHIND CROSSWALKS.
 - STOP BARS SHALL BE 24" WIDE, AND CONSIST OF SOLID WHITE LINES EXTENDING ACROSS APPROACH LANES TO INDICATE THE POINT AT WHICH THE STOP IS INTENDED OR REQUIRED TO BE MADE.
 - ON APPROACH - BEGINNING WITH STOP BAR, INSTALL A 4" WIDE SOLID WHITE LINE FOR 50 FT BACK FROM STOP BAR SKIP 25' AND BEGIN NORMAL NORMAL LANE LINES.
 - ON EXIT - BEGINNING WITH CROSSWALK, OR 12' FROM CURB LINE OF INTERSECTING STREET, INSTALL A 4" WIDE SOLID WHITE LINE FOR 50' AND BEGIN NORMAL LANE LINE.
 - CROSSWALKS SHALL BE A MINIMUM INSIDE WIDTH OF 5' AT LOCATIONS WHERE ADDITIONAL VISIBILITY IS REQUIRED, WHERE TRAFFIC CONTROL DEVICES ARE NOT PRESENT, AND IN SCHOOL ZONES CONTINENTAL CROSSWALKS SHALL BE USED.
 - ALL PAVEMENT MARKINGS WITHIN CITY ROW SHALL BE THERMOPLASTIC (GRADES AND ABOVE) IN ACCORDANCE WITH C.O.S.L. APPROVED PRODUCT LIST.
 - PAVEMENT MARKINGS MUST BE SHOWN ON THE APPROVED CONSTRUCTION PLANS. ALL PAVEMENT MARKINGS MUST BE RETRO-REFLECTIVE MATERIAL APPLIED TO THE ROAD SURFACE IN A MOLTEN STATE BY SCREED/EXTRUSION SUSPENDED EXTRUSION, OR SPRAY MEANS, WITH A SURFACE APPLICATION OF GLASS BEADS.
 - THE COLOR OF RAISED PAVEMENT MARKERS UNDER BOTH DAYLIGHT AND NIGHTTIME CONDITIONS SHALL CONFORM TO THE COLOR OF THE MARKING FOR WHICH THEY SERVE AS A POSITIONING GUIDE OR FOR WHICH THEY SUPPLEMENT OR SUBSTITUTE.
 - ALL TRAFFIC BUTTONS AND MARKERS SHALL BE INSTALLED ADJACENT TO STRIPES (APPROX. 2').
 - ALL BUTTONS SHALL BE INSTALLED WITH AN APPROVED EPOXY.
 - A BLUE REFLECTORIZED BUTTON SET 6" OFF CENTERLINE OF ROADWAY SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS.
 - PAVEMENT SURFACE AREAS PRIOR TO PLACEMENT OF PAVEMENT MARKINGS AND/OR RAISED PAVEMENT MARKERS SHALL BE CLEANED IN ACCORDANCE WITH C.O.S.L. STANDARDS. CONCRETE SURFACES SHALL BE CLEANED BY ABRASIVE BLASTING MEDIUM. ASPHALT PAVEMENT SURFACES SHALL BE CLEANED BY BRUSHING, WASHING, COMPRESSED AIR, AND/OR HIGH-PRESSURE WATER. AREAS MUST BE FREE OF CURING MEMBRANCE, DIRT, GREASE, LOOSE AND/OR FLAKING EXISTING MARKERS AND OTHER FORMS OF DEBRIS.
 - ALL ESPLANADE NOSES, AND CURBS IN LEFT TURN BAYS SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT, AND SHALL COMPLY WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC DEVICES, A.D.A., T.A.S., AND C.O.A. STANDARDS AND ALL REVISIONS THEREOF.
 - ALL ROADWAYS WITHOUT CURB SHALL HAVE A SOLID 4" WHITE REFLECTORIZED STRIPE 12" INSIDE THE EDGE OF PAVEMENT.
 - WITHIN A TANGENT SECTION THE TYPE I-C PAVEMENT MARKERS CAN BE PLACED AT 40' C-C ON ROADWAYS WITHOUT CURB AND GUTTERS.
 - ALL STREET CROSSINGS SHALL COMPLY WITH T.A.S. AND A.D.A., SEE HANDICAP CROSS DETAIL.
 - ALL PAVEMENT MARKINGS, AND/OR RAISED PAVEMENT MARKERS SHALL COMPLY WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC DEVICES, A.D.A., T.A.S., AND C.O.A. STANDARDS AND ALL REVISIONS THEREOF.
 - ALL MARKINGS SHALL HAVE A UNIFORM CROSS-SECTION, AND THE DENSITY AND QUALITY OF THE MARKING'S SHALL BE UNIFORM THROUGHOUT THEIR THICKNESS.
 - PAVEMENT MARKING'S PLACED THAT ARE NOT IN ALIGNMENT OR SEQUENCE, AS SHOWN ON THE PLANS OR STATED IN THE PROJECT SPECIFICATION'S SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
 - FOR SKEW INTERSECTIONS AND STREET WIDTHS NOT SHOWN, COORDINATE WITH THE C.O.A., DEVELOPMENT SERVICES DEPARTMENT AT (979)849-4364.
 - PRIOR TO PLACING MARKING, CONTACT C.O.A. TO COORDINATE AND REVIEW IN THE FIELD. COORDINATE WITH THE C.O.A., DEVELOPMENT SERVICES DEPARTMENT AT (979)849-4364.

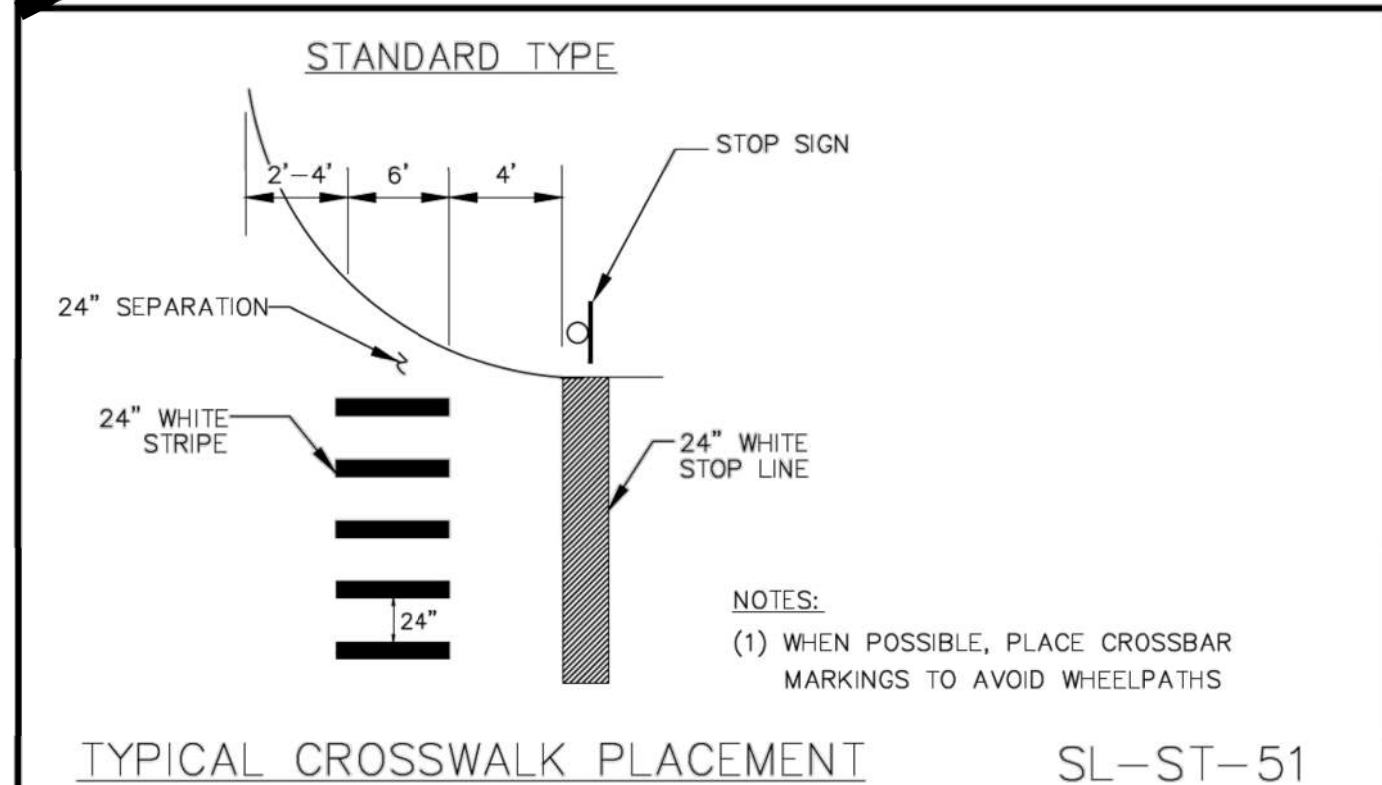
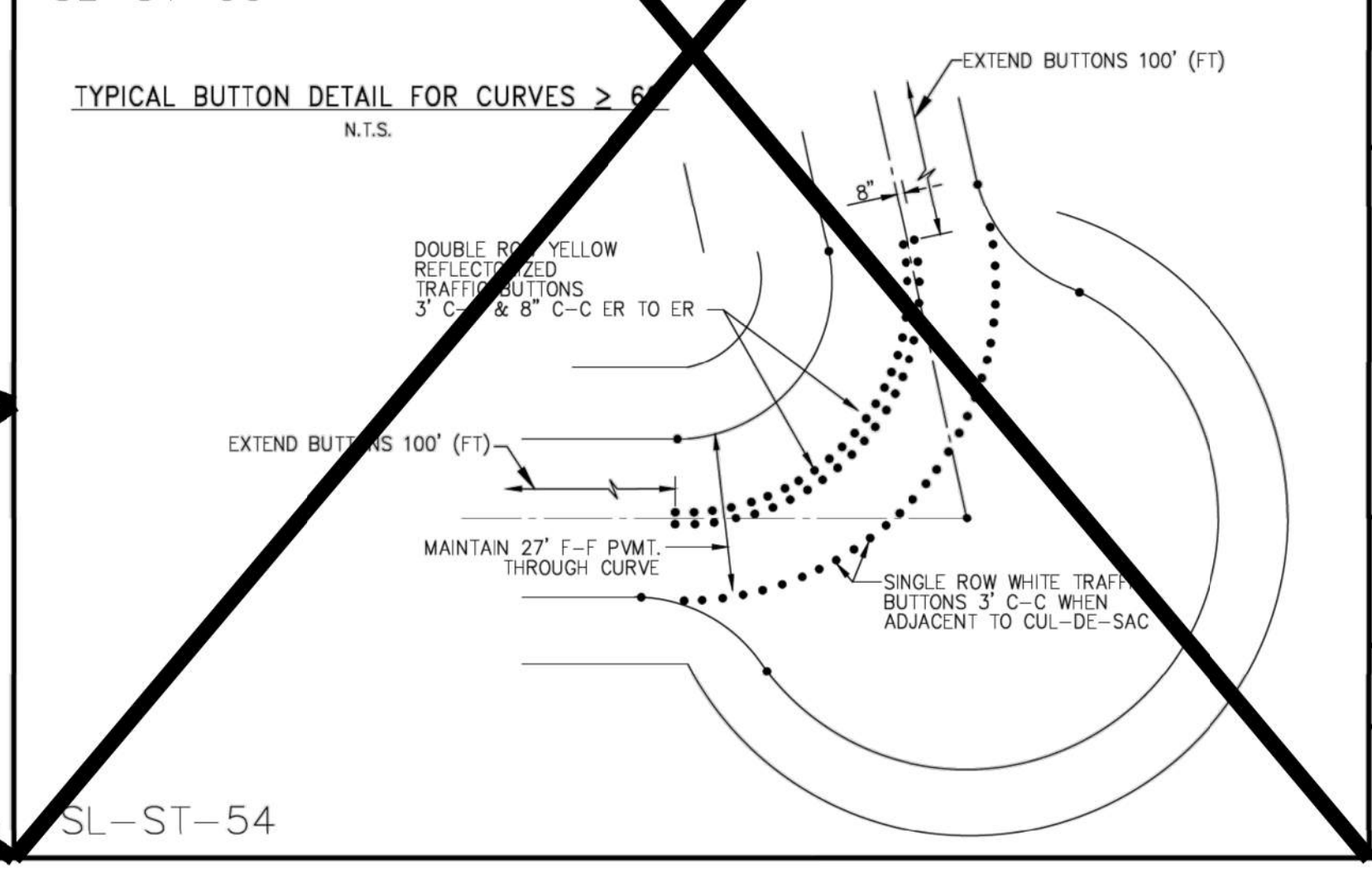
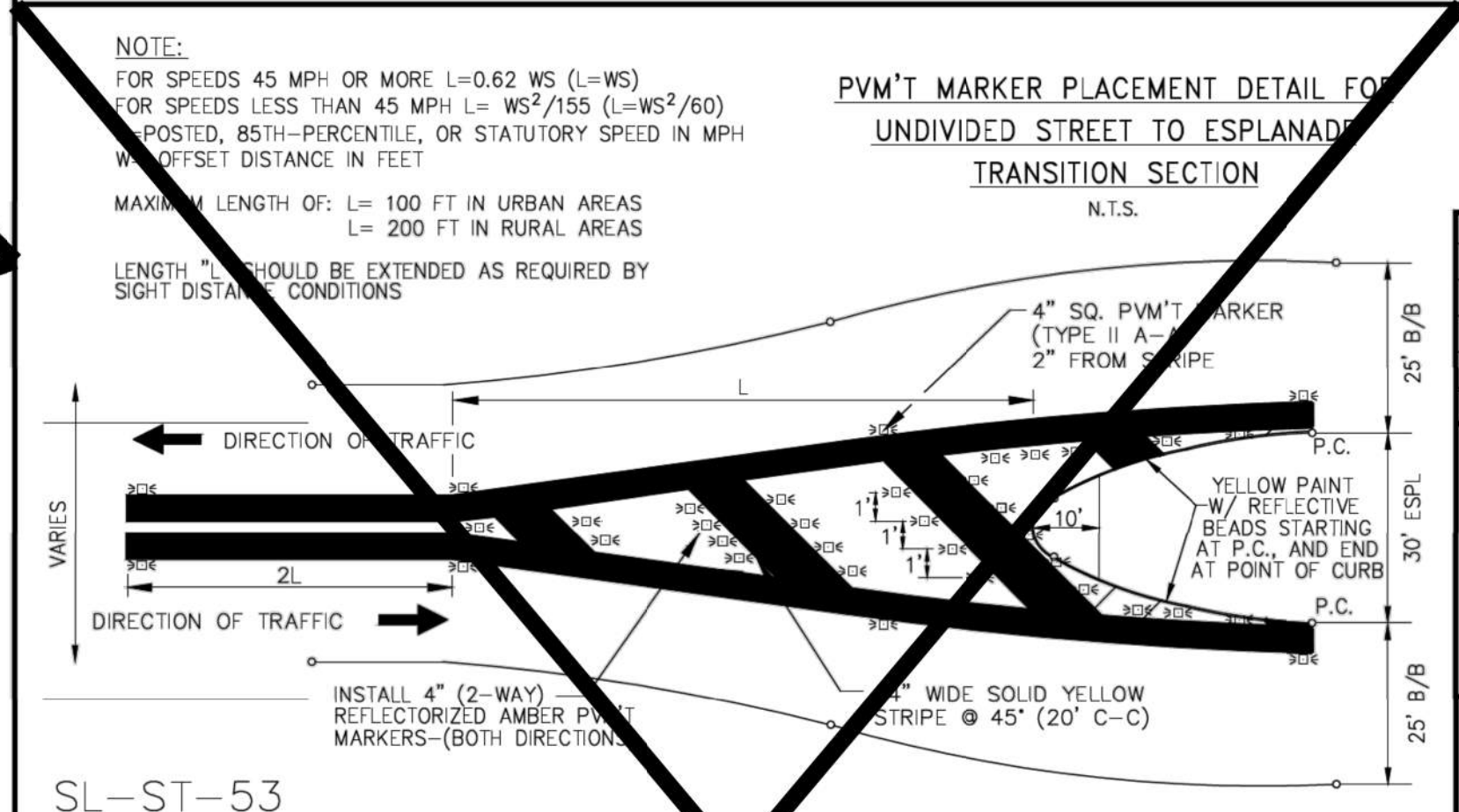
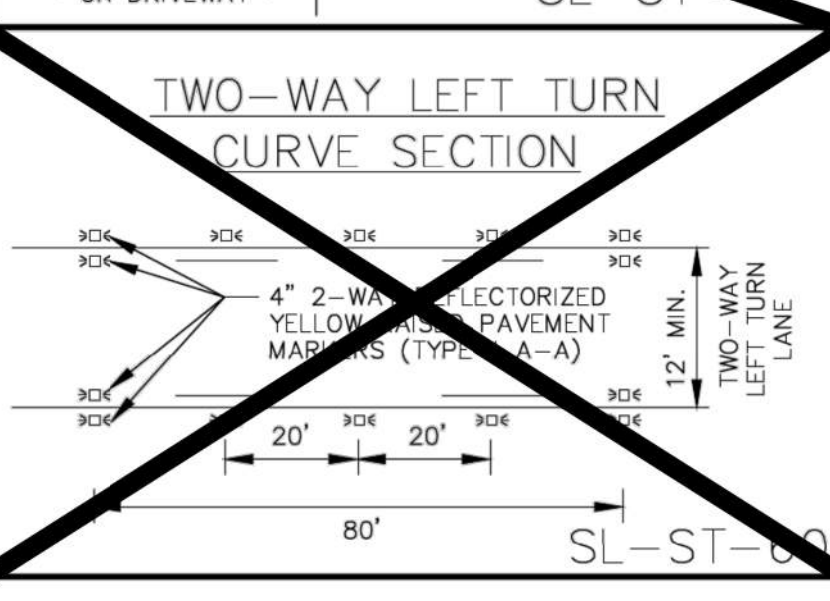
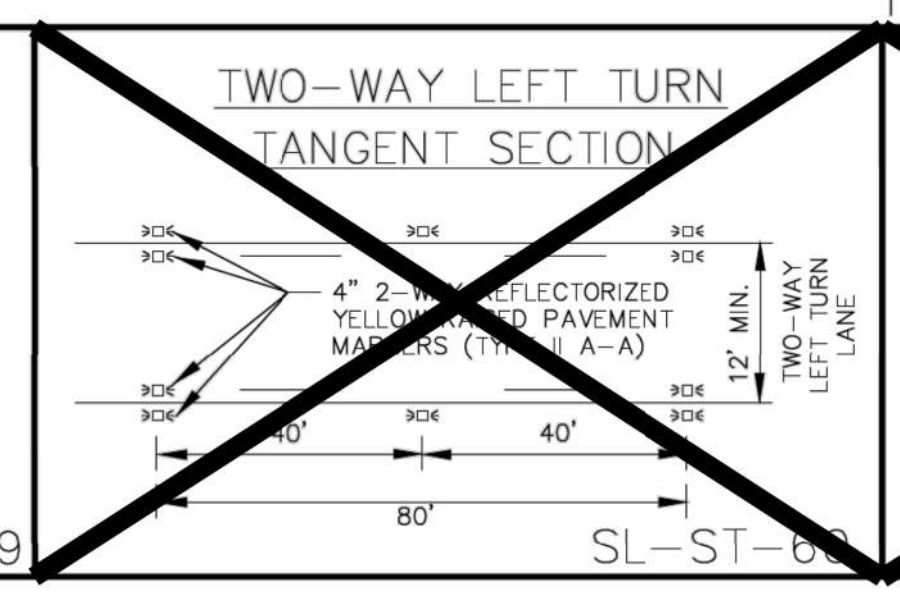
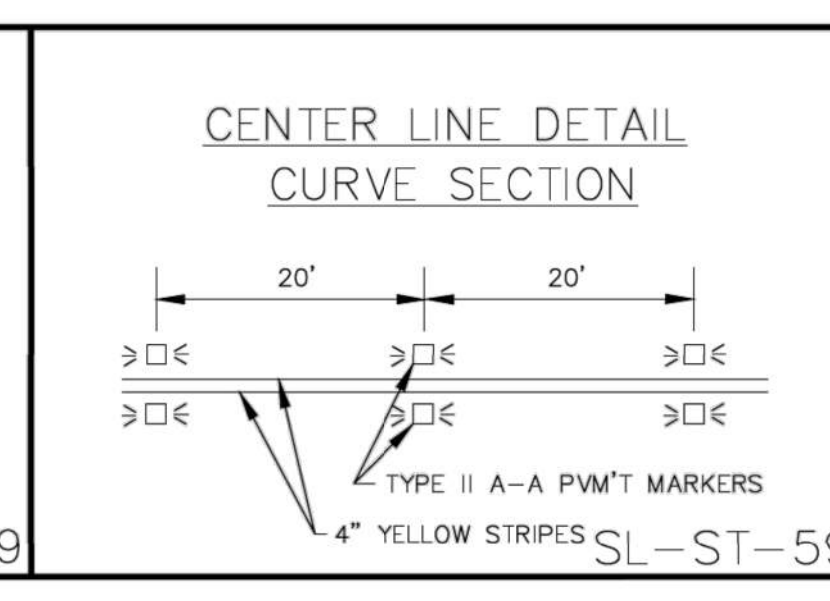
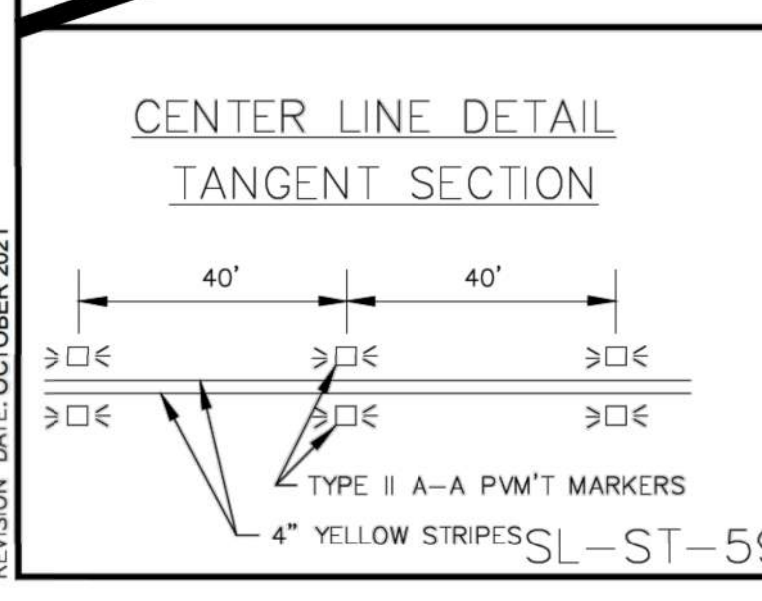
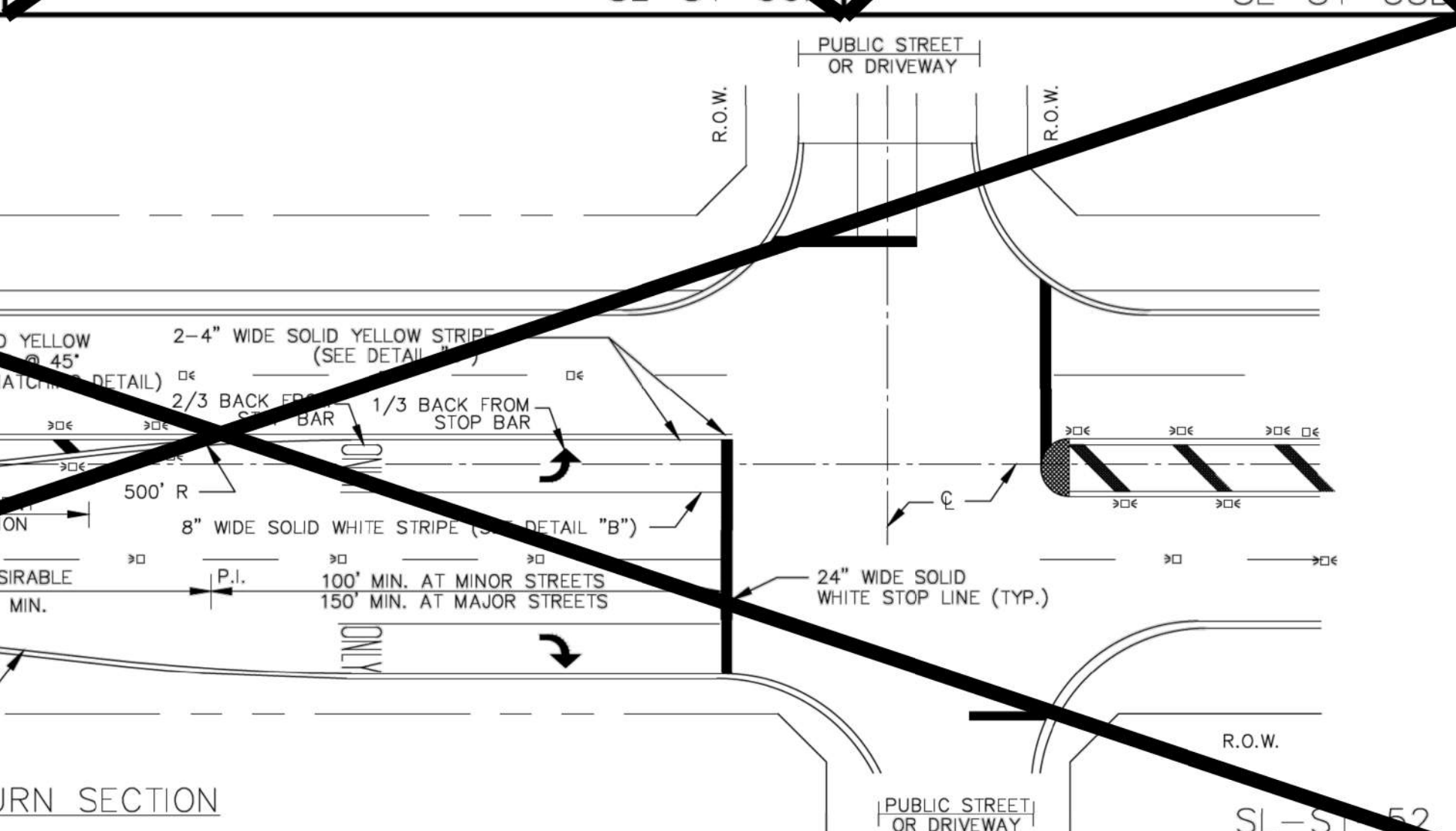
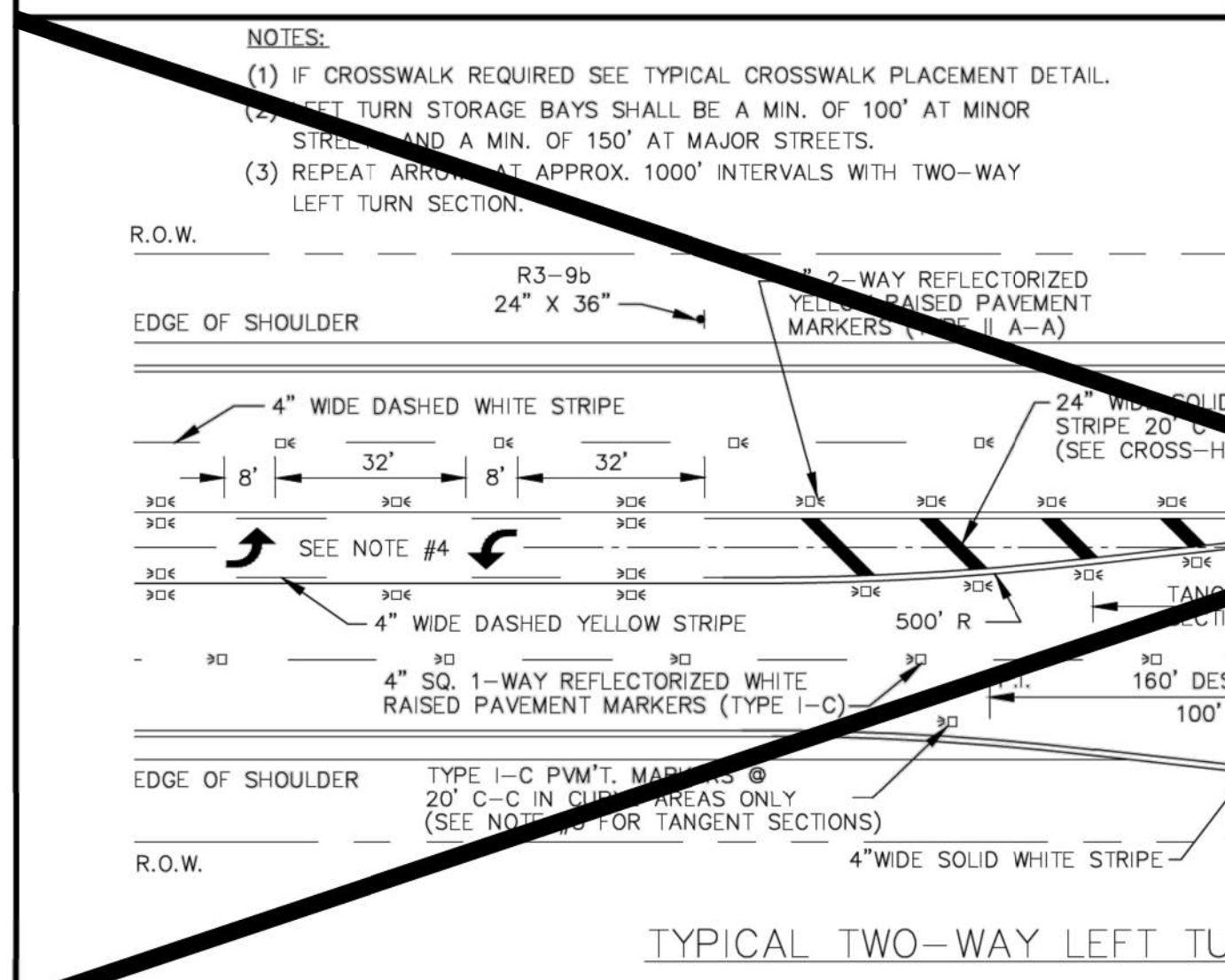
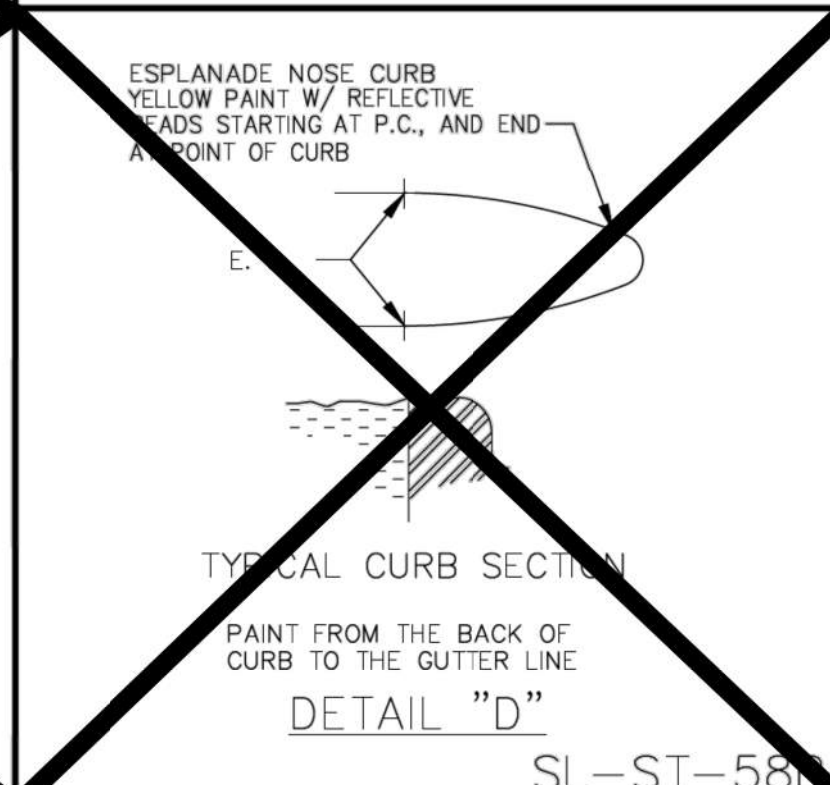


TABLE 1
TYPICAL MEDIAN OPENING "C"

MEDIAN INTERSECTION	(1) NO LTB	(1) 1 LTB	(1) 2 LTB
PRIVATE DRIVE	45'	50'	60'
UNDIVIDED STREET	<40'	44'	52.5' (2)
	44'	55'	60' (2)
DIVIDED STREET	D+22'	D+22'	D+22'

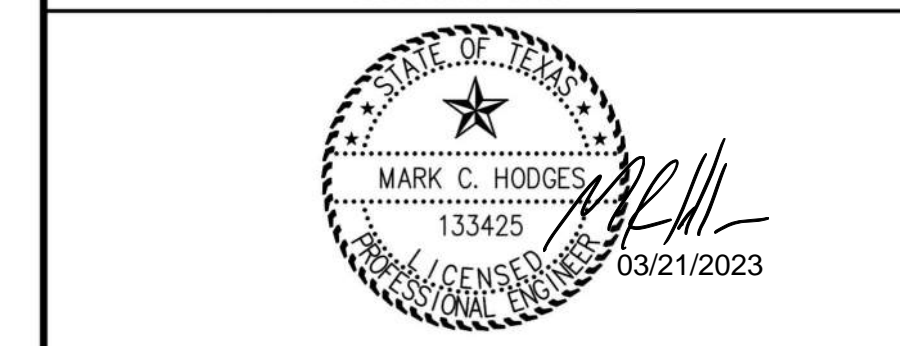
NOTES:
 (1) LTB = LEFT TURN BAY
 (2) DISTANCE FROM CENTERLINE OF OPENING TO MEDIAN NOSE WITH LEFT TURN LANE IS 30' FOR RIGHT ANGLE INTERSECTION. FOR INTERSECTIONS OTHER THAN 90°, APPLY DESIGN VEHICLE TURNING TRAJECTORY TO DETERMINE DIMENSION TO MEDIAN NOSE CUT OFF (CUT-OFF = WIDTH OF DIVIDED STREET)



BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.
TEMPORARY BENCHMARK-A:
 TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)
TEMPORARY BENCHMARK-B:
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FLOODPLAIN:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400E EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeng.com
 TPBE No. F-17637



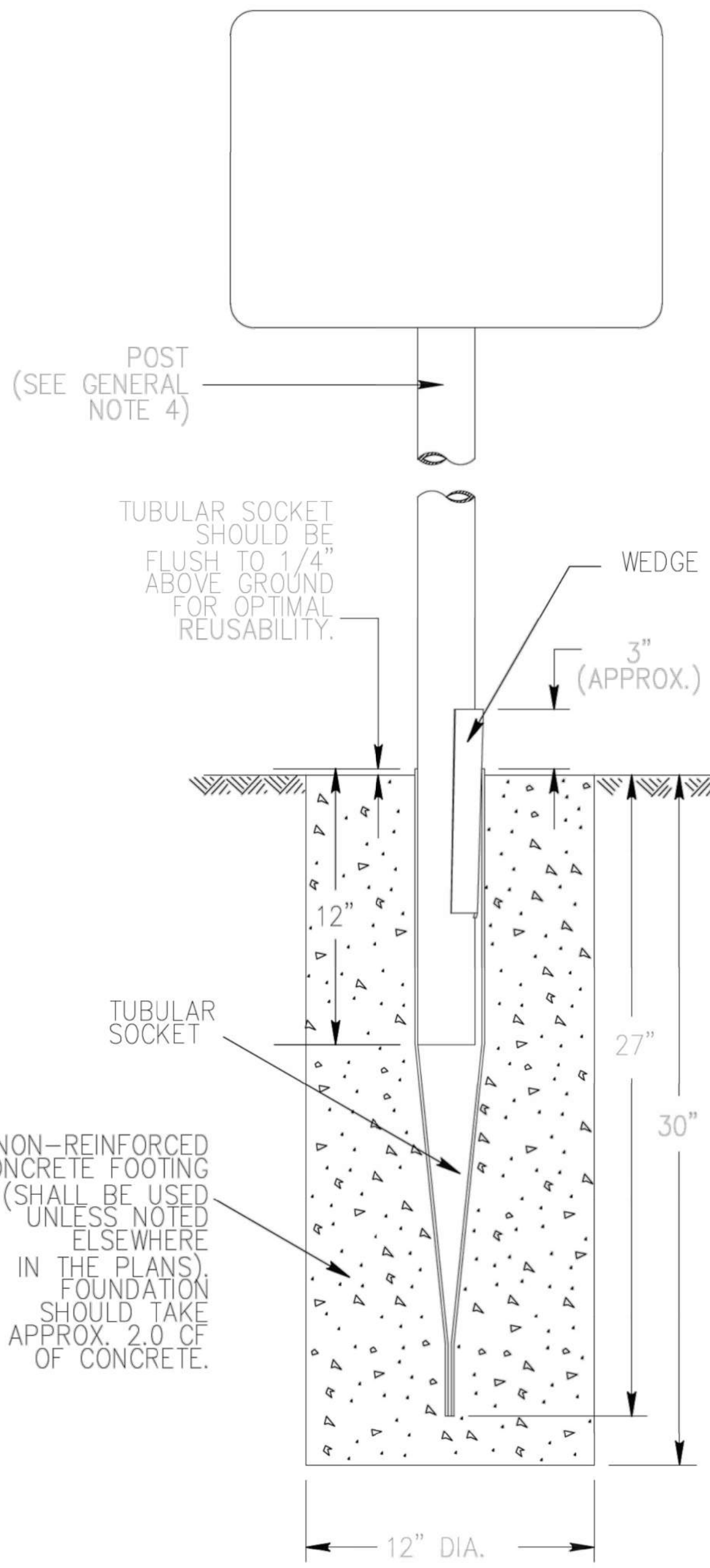
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS
 121 S Velasco,
 Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

PAVING DETAILS
(8 OF 9)

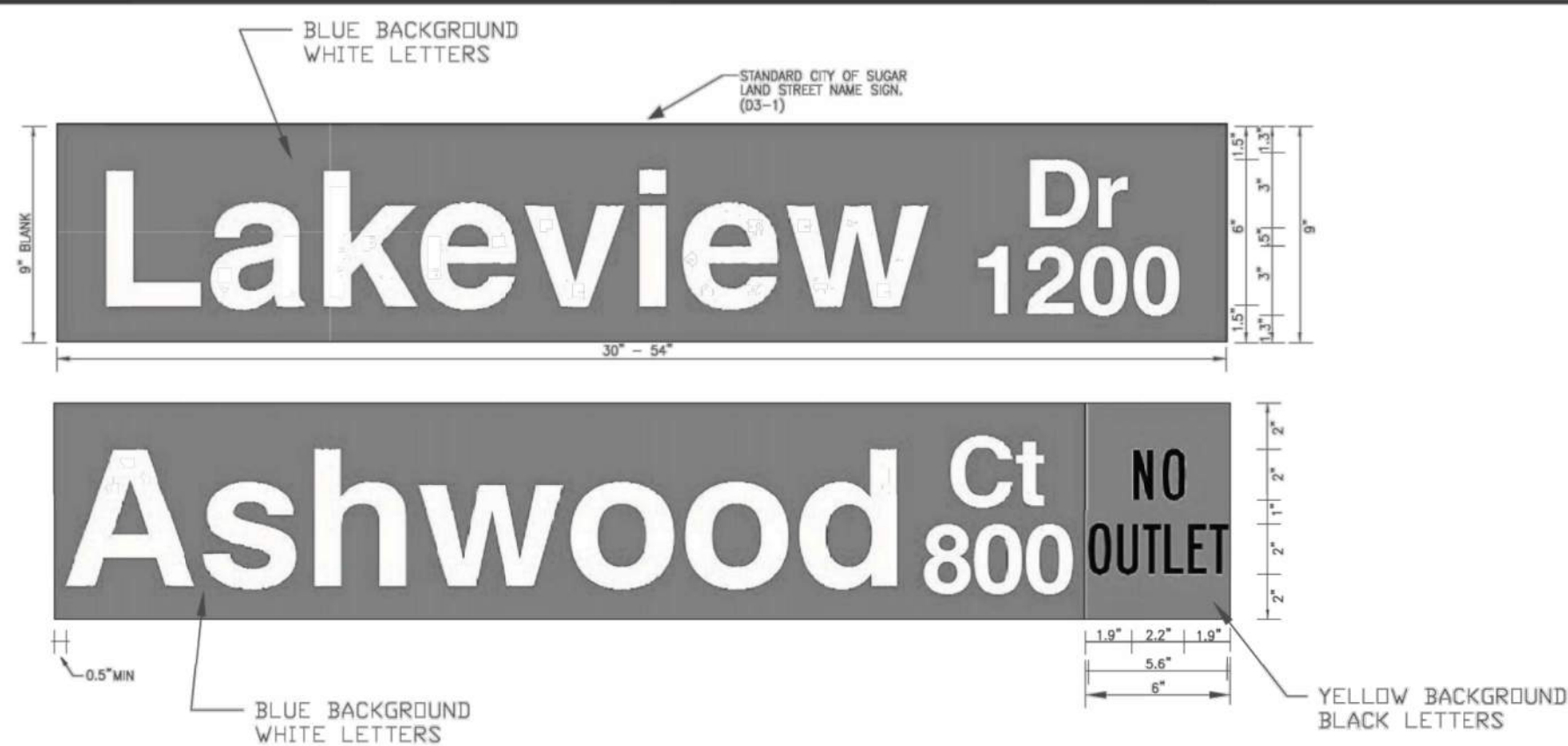
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DSGN. NPM	DATE 6/22	IMAGE NO.	
DWN. NPM	DATE 6/22		
CHKD. MCH	DATE 3/23		
APPR. MCH	DATE 3/23		
SCALE:			
HORIZ. N/A			
VERT. N/A			

WEDGE ANCHOR SYSTEM



SM RD SGN ASSM TY TWT(X)WA(P)

SL-ST-62



DETAIL OF STANDARD STREET NAME SIGN

SL-ST-66

NOTES:

1. HELVETICA BOLD, MEDIUM STYLE; WITH 6" UPPER CASE LETTERS AND 4" LOWER CASE LETTERS.
2. REFER TO C.O.S.L. DESIGN STANDARDS FOR MORE INFO.
3. "NO OUTLET", USE HIGHWAY B PLUS FONT. NO OUTLET TO BE PLACED ON THE SAME SIGN END FOR DOUBLE-SIDED STREET NAME SIGNS.

NOTICE TO BE AFFIXED TO THE BACK OF ALL COSL STREET SIGNS

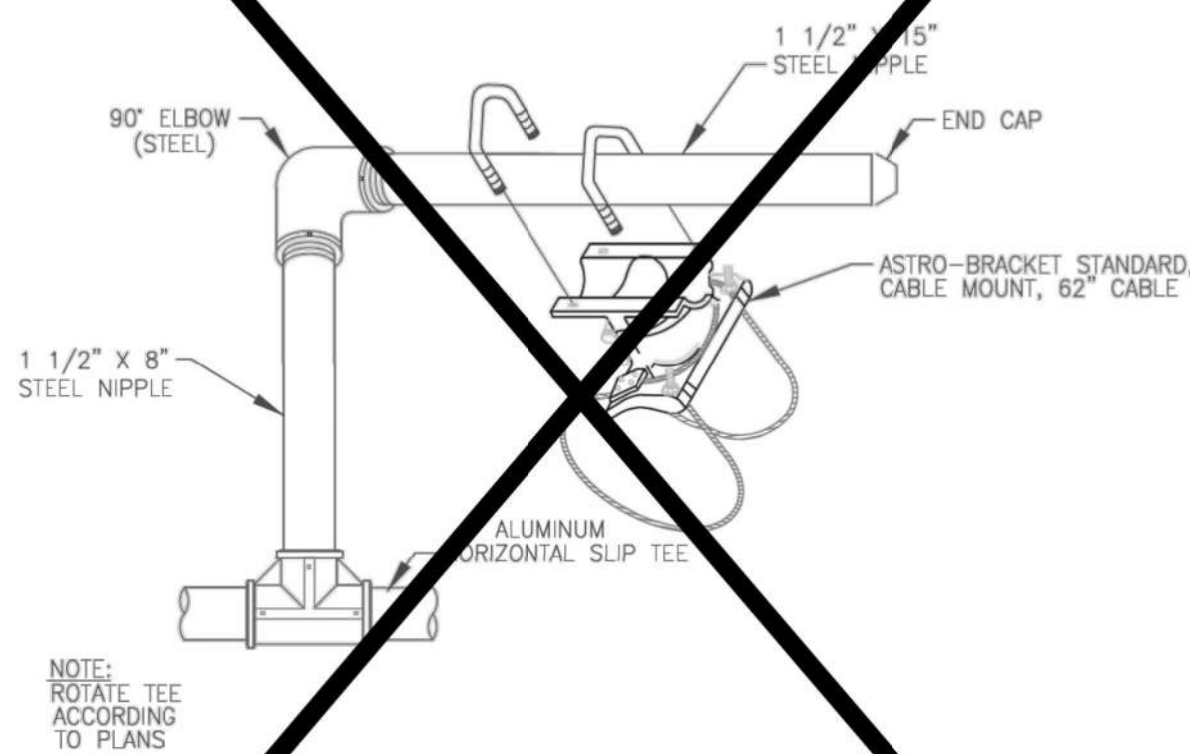


SIGN I.D. TAG DETAIL

SL-ST-68

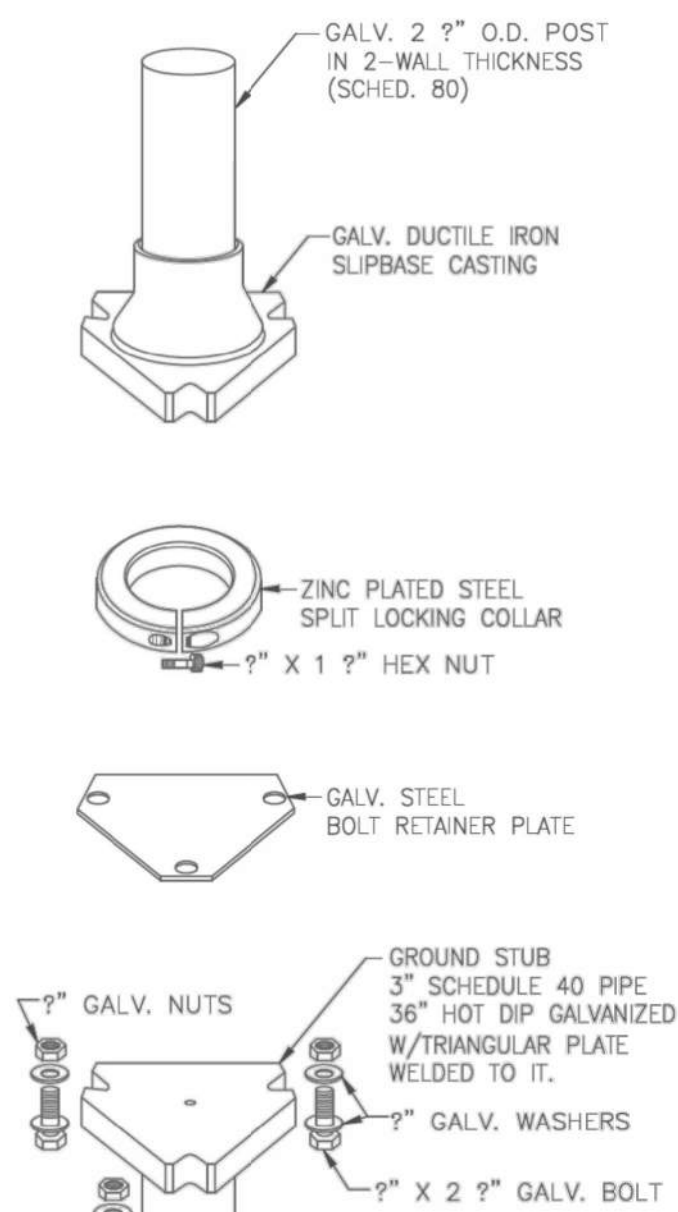
MATERIALS:

1. 2" HIGH ASTRO FOR 4" SECTION AND LARGER TRAFFIC SIGNAL HEADS.



ASTRO BRACKET CABLE MOUNT DETAIL

SL-ST-63



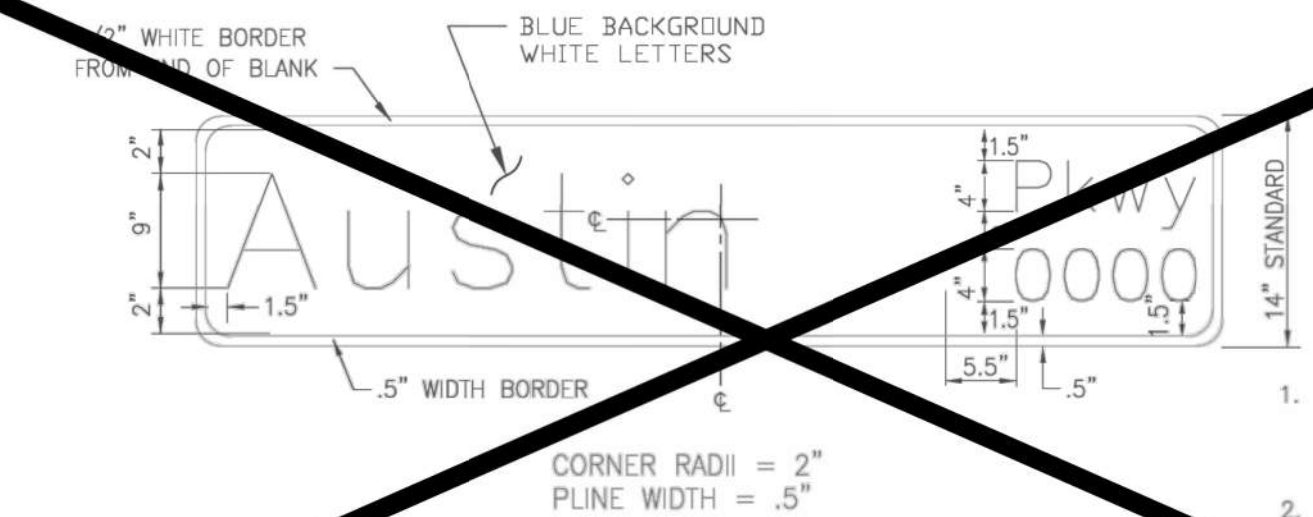
POZ-LOCK SLIPBASE SYSTEM N.T.S.

SL-ST-64

GENERAL CONSTRUCTION NOTES:

1. SECURELY ATTACH STREET NAME SIGN TO TRAFFIC SIGNAL SUPPORT WIRES WITH MULTI-LEVELING, WIND DUMPING BRACKETS.
2. SUPPORT WIRES SHOULD NOT BE PROHIBITED FROM INDEPENDENT MOVEMENT.
3. INSTALL ONE STREET NAME SIGN APPROXIMATE 2' FROM POLE ABOVE ON-COMING TRAFFIC ON EACH TRAFFIC SIGNAL SPAN.
4. THE FIRST LETTER OF EACH WORD SHALL BE UPPER CASE, SUBSEQUENT LETTERS SHALL BE LOWER CASE, ALL INDIVIDUAL LETTERS FOR EXAMPLE "F.M." SHALL BE UPPER CASE. STREET SUFFIXES & "NO OUTLET" SHALL BE UPPER CASE.
5. ALL SHEETING SHALL BE "DIAMOND GRADE" OR APPROVED EQUAL.
6. USE ANODIZED BLANKS ONLY.
7. STREET SIGN FONTS SHALL BE HELVETICA BOLD, MEDIUM STYLE.
8. MINIMUM SIGN THICKNESS: 9" SIGNS = .080", 14" SIGNS = .1875"
9. FOR SIGNS LOCATED IN A STATE HIGHWAY ROW CONSULT WITH CITY'S TRAFFIC DEPARTMENT FOR DETAILS

SL-ST-68



DETAIL OF SIGN FOR MAST FOR TRAFFIC SIGNAL POLES

NOTES:

1. HELVETICA BOLD, MEDIUM STYLE; WITH 8" UPPER CASE LETTERS AND 6" LOWER CASE LETTERS.
2. REFER TO C.O.S.L. DESIGN STANDARDS FOR MORE INFO.
3. SIGNS WITHIN STATE ROW SHALL MEET STATE STANDARDS.

SL-ST-67

BENCHMARK(S) / FLOODPLAIN

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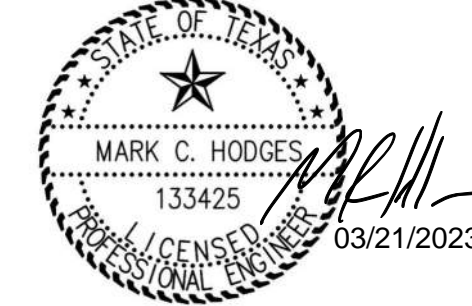
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FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE



2500 Tanglewilde Street, Suite 300 Houston, Texas 77063 t: 281.306.0240 | www.odysseyeg.com TBPE No. F-17637



CITY OF ANGLETON BRAZORIA COUNTY, TEXAS

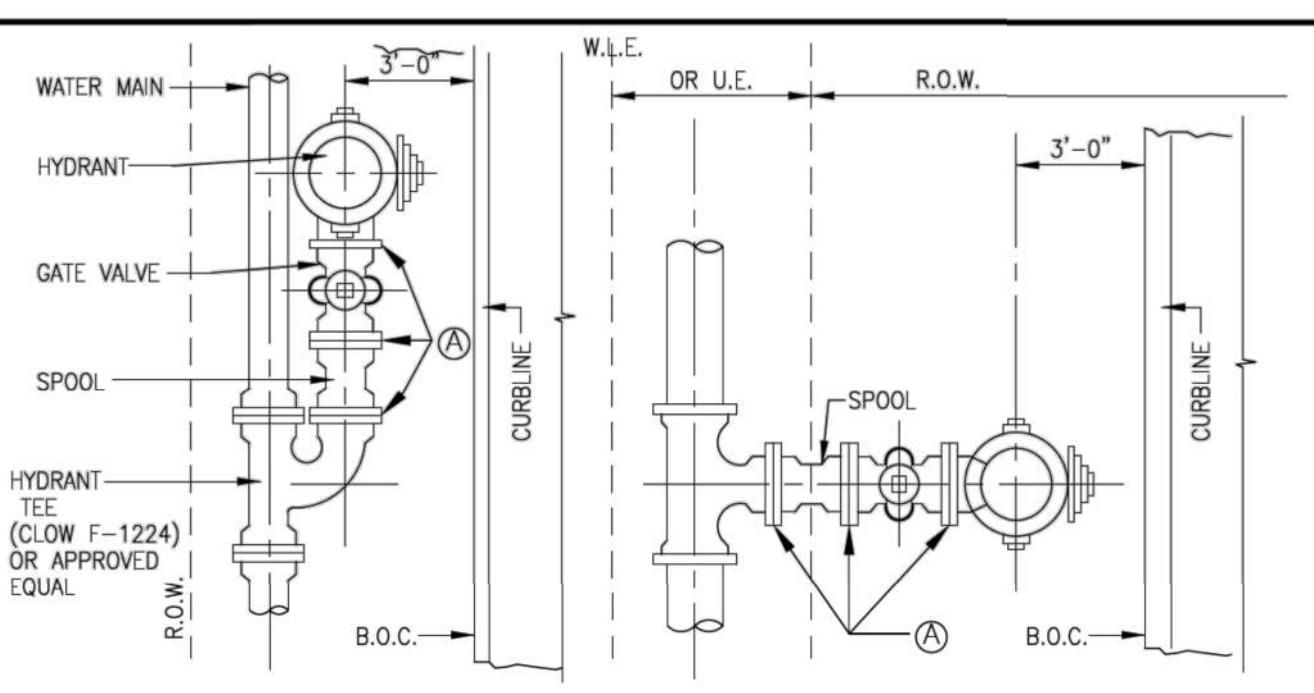
121 S Velasco, Angleton, Texas 77515

CITY OF ANGLETON LIVE OAK RANCH

PAVING DETAILS (9 OF 9)

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
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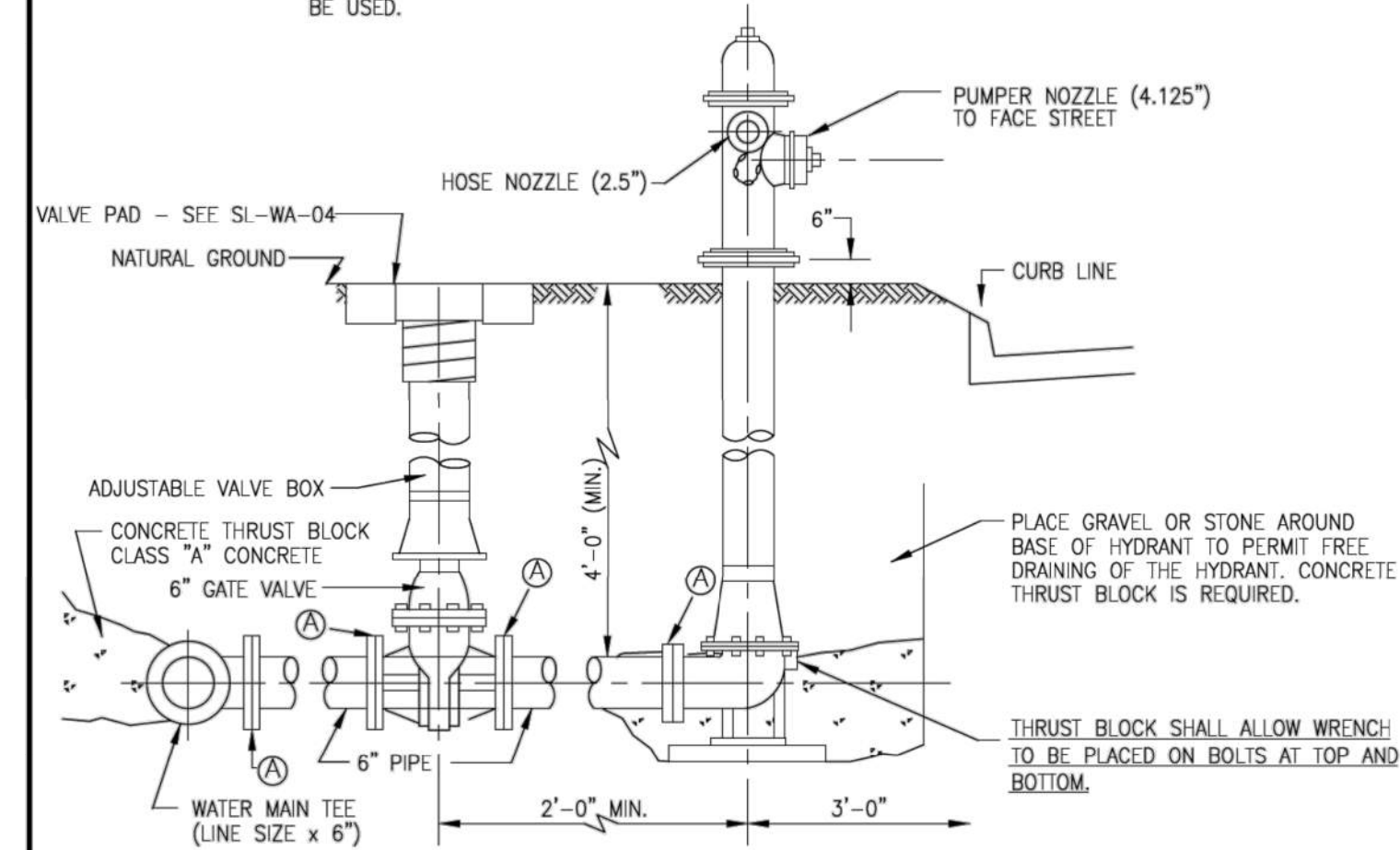
SCALE:	HORIZ	NIA	VERT	NIA
SHEET 32 OF 49 SHEETS				



R.O.W. INSTALLATION
N.T.S.

EASEMENT INSTALLATION
N.T.S.

NOTE:
WHEN WATER LINE IS LOCATED IN EASEMENT, STANDARD TEE MAY BE USED.



TYPICAL GATE & FIRE HYDRANT INSTALLATION
N.T.S.

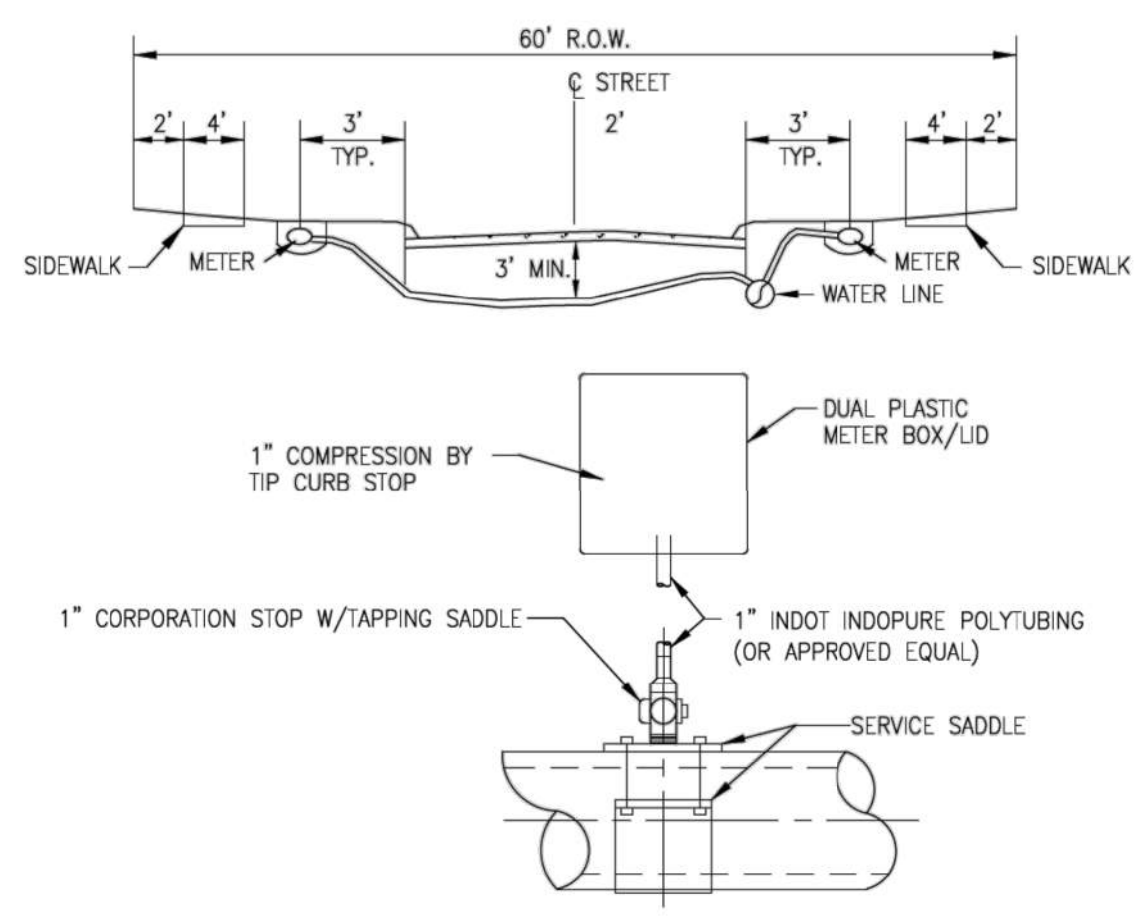
SL-WA-01

FLUSHING VALVE COLOR CODE

MAIN LINE DIAMETER	BONNET, PUMPER CAP AND STEAMER CAP
6 INCHES (AND LESS)	YELLOW
8 INCHES	WHITE
12 TO 16 INCHES	GREEN
GREATER THAN 16 INCHES	ORANGE

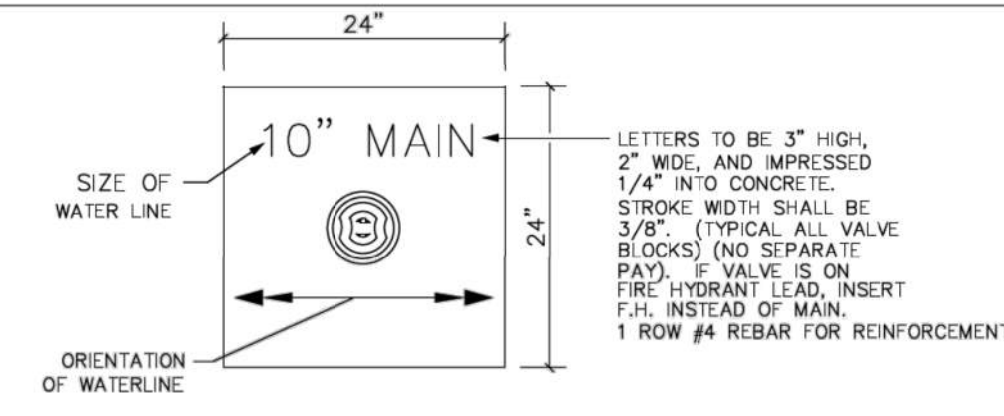
FIRE HYDRANT BODY TO BE PAINTED GEO-GLEN 301 BRIGHT SILVER ALUMINUM POLYURETHANE ENAMEL, BY GEO-GLEN ENTERPRISES OR APPROVED EQUAL.

NOTE:
ALL FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 W/ STORZ INTEGRAL CONNECTOR OR APPROVAL EQUAL.
ALL FLUSHING VALVES TO BE SAND BLASTED AND PAINTED AS PER C.O.S.L. DESIGN STANDARDS.



WATER SERVICE CONNECTION AND WATER SERVICE TAPPING ASSEMBLY DETAIL
N.T.S.

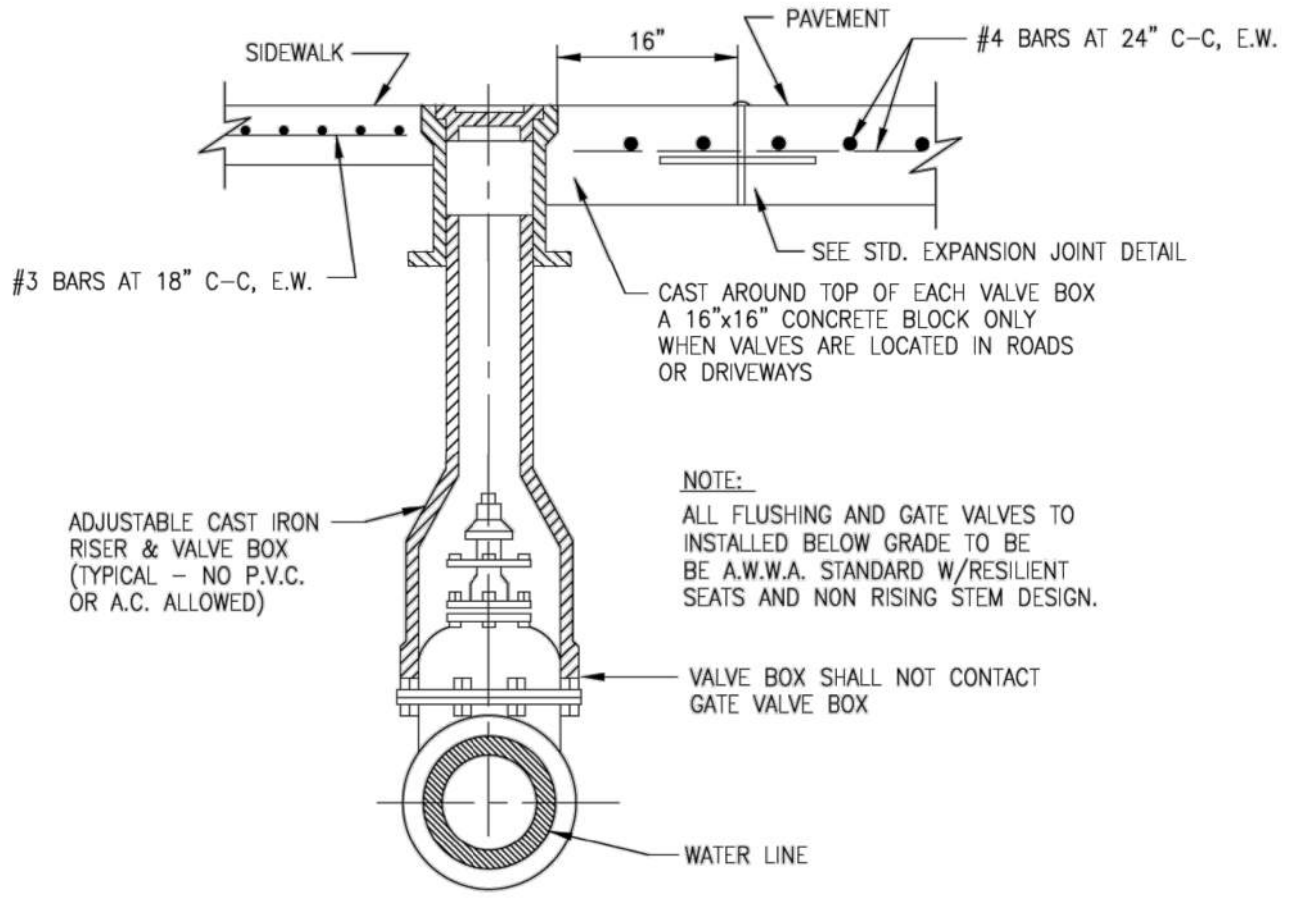
SL-WA-03



CONCRETE PAD
N.T.S.

LETTERS TO BE 3" HIGH, 2" WIDE, AND IMPRESSED 1/4" IN TO CONCRETE. STROKE WIDTH SHALL BE 3/8". (TYPICAL ALL VALVE BLOCKS) (NO SEPARATE PAY) VALVE IS ON FIRE HYDRANT LEAD, INSERT F.I. INSTEAD OF MAIN, 1 ROW #4 REBAR FOR REINFORCEMENT

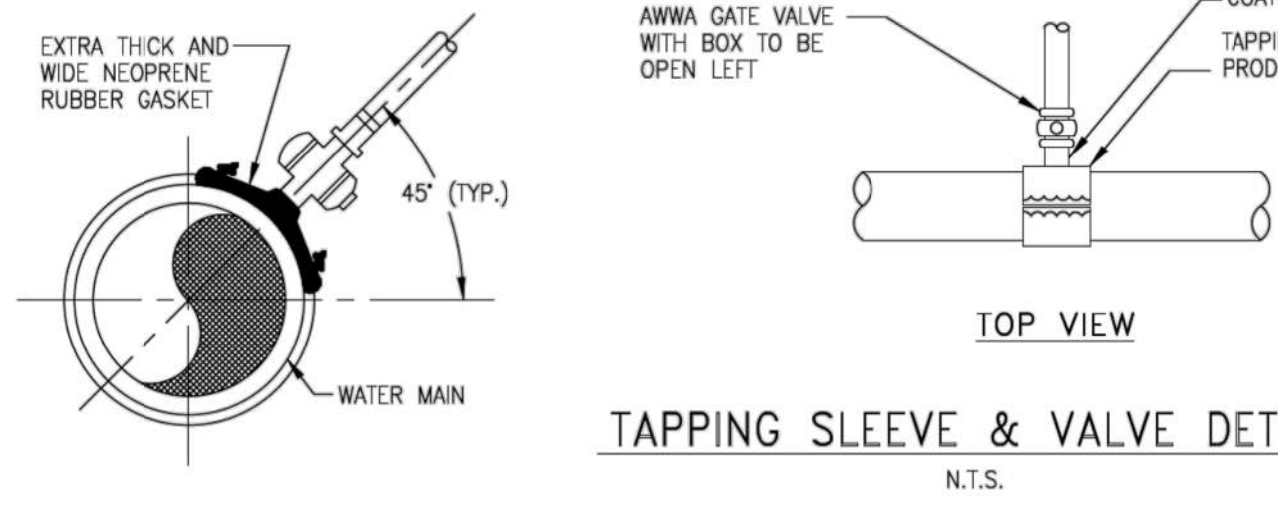
NOTE: ALL VALVES MUST HAVE CONCRETE PAD



VALVE BOX INSTALLATION DETAIL
N.T.S.

SL-WA-04

NOTE:
ALL FLUSHING AND GATE VALVES TO BE INSTALLED BELOW GRADE TO BE AWWA STANDARD W/RESILIENT SEATS AND NON RISING STEM DESIGN. VALVE BOX SHALL NOT CONTACT GATE VALVE BOX



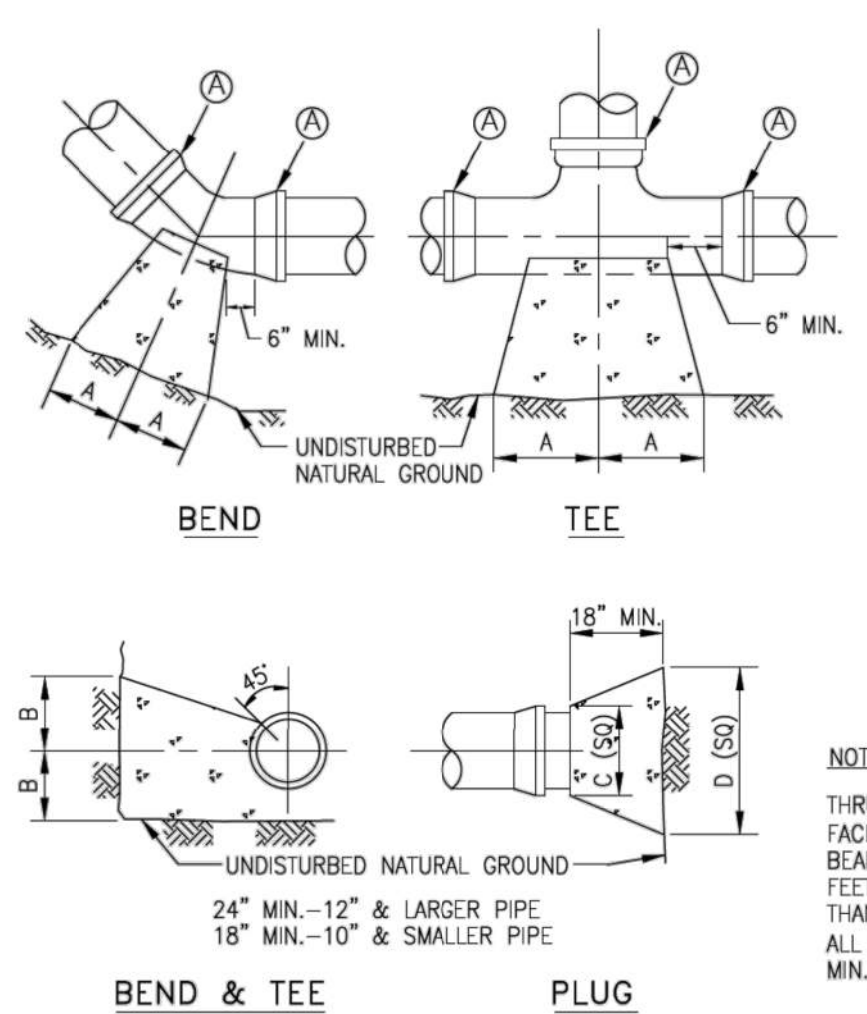
TAPPING SLEEVE & VALVE DETAIL
N.T.S.

SL-WA-07

MUELLER BRONZE SERIES 13400, ROCKWELL 315 (EPOXY COATED), FORD 101 (EPOXY COATED) OR APPROVED EQUAL.

AWWA GATE VALVE WITH BOX TO BE OPEN LEFT

TAPPING SLEEVE TO BE AS PER C.O.S.L. APPROVED PRODUCTS LIST.



THRUST BLOCK DETAIL
N.T.S.

SL-WA-05

NOTE:
THRUST BLOCKS AT TRENCH FACE MUST HAVE A MINIMUM BEARING SURFACE OF 10 SQ. FEET AND SHALL BE NO SMALLER THAN 1.5 TIMES PIPE DIAMETER. ALL CONCRETE SHALL BE 5 SACK MIN., 3000 P.S.I.

⊕ = RESTRAINED JOINT

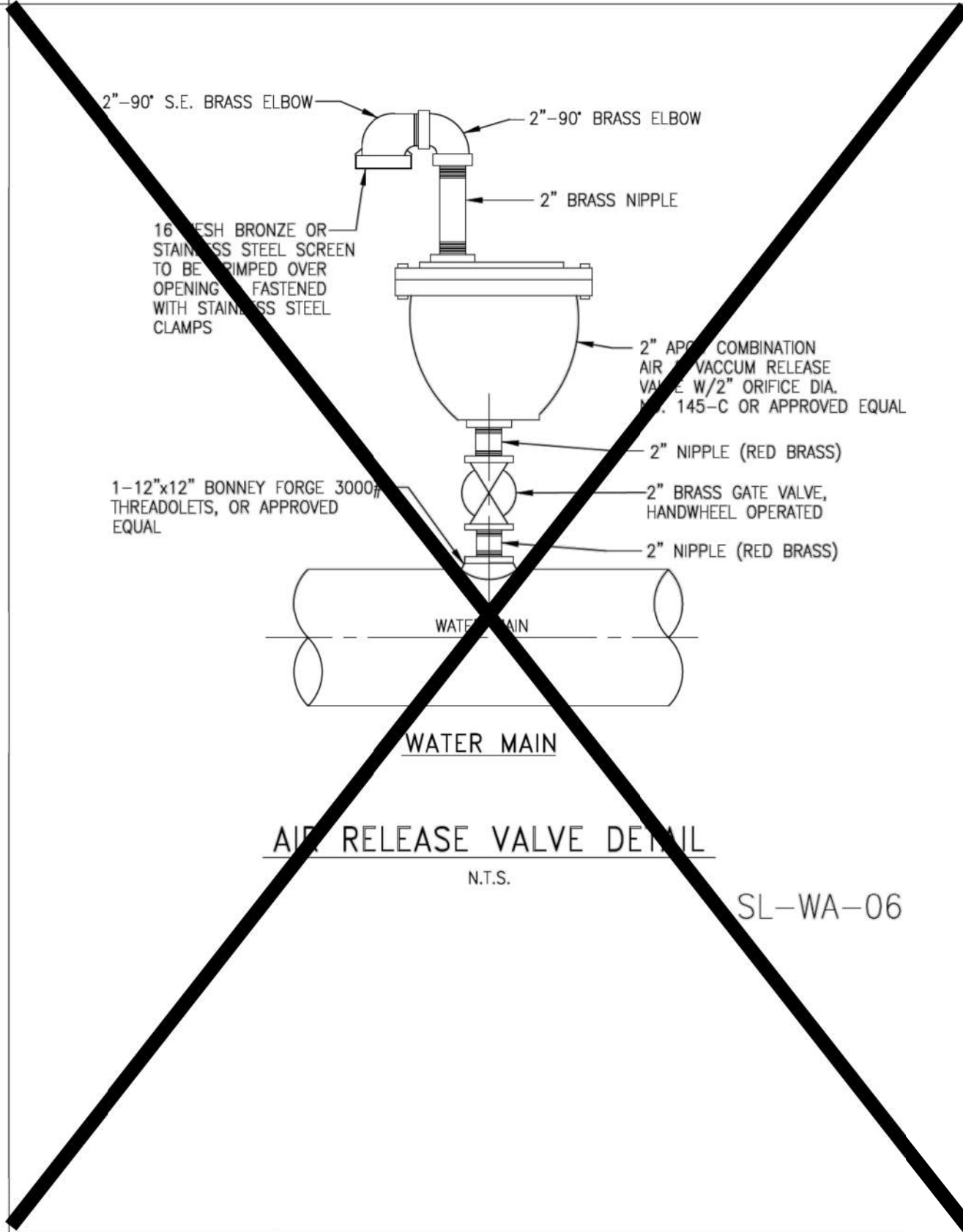
NOTES:
POLYETHYLENE WRAP FOR IRON PIPE

- NOTE:
- POLYETHYLENE FILM SHALL BE USED AS A WRAP TO PROTECT CAST IRON AND OTHER METALS IN A CORROSIVE SOIL ENVIRONMENT.
 - AN 8 MIL POLYETHYLENE FILM WRAP SHALL BE REQUIRED AROUND ALL METAL PIPE AND APPURTENANCES (EXCEPT FIRE HYDRANTS).
 - POLYETHYLENE FILM SHALL BE FURNISHED AND INSTALLED EITHER IN TUBULAR FORM PRIOR TO LOWERING THE PIPE IN TRENCH OR IN SHEET FORM.
 - POLYETHYLENE TUBE ENCASUREMENT SHALL CONFORM WITH THE MINIMUM REQUIREMENTS OF "POLYETHYLENE ENCASUREMENT FOR GRAY AND DUCTILE CAST-IRON PIPING FOR WATER AND OTHER LIQUIDS", ANSI/AWWA C105, CURRENT REVISION. SOILS WITHIN A PROJECT SHALL BE TESTED IN ACCORDANCE WITH APPENDIX A OF ANS/AWWA C105 TO ADEQUATELY DETERMINE THE REQUIREMENTS FOR ENCASUREMENT.
 - ALL FITTINGS AND PIPE JOINTS WITHIN 10' OF A FITTING SHALL HAVE RESTRAINT JOINTS

SIZE	90° BEND		45° BEND		22 1/2° BEND		TEES		PLUGS	
	A	B	A	B	A	B	A	B	A	B
2 1/2"	12"	7"	6"	7"	6"	6"	7"	8"	8"	14"
6"	16"	10"	9"	10"	6"	12"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"
12"	29"	21"	18"	21"	11"	16"	18"	24"	18"	41"
14"	35"	24"	19"	24"	12"	20"	22"	27"	18"	48"
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"
20"	50"	40"	30"	40"	18"	30"	30"	40"	30"	*78"
24"	50"	40"	30"	40"	18"	30"	30"	40"	30"	*78"
30"	60"	48"	36"	48"	20"	36"	36"	48"	36"	*96"

BENDS, TEES & PLUGS FOR PIPE OF VARIOUS SIZES

SL-WA-08



AIR RELEASE VALVE DETAIL
N.T.S.

SL-WA-06

CONSTRUCTION NOTES:

- WATER LINES 12" (IN.) AND LESS SHALL BE AWWA C-900 DR18 WATER LINE GREATER THAN 12" (IN.) IN Ø SHALL BE AWWA C-905 DR 18
- ALL FLUSHING VALVES AND GATE VALVES TO BE AMERICAN WATER WORKS ASSOC. (AWWA) STANDARD COUNTERCLOCKWISE OPENING WITH NON-RISING STEM DESIGN.
- ALL DUCTILE IRON PIPE SHALL BE CLASS 50 MORTAR LINED. NO A.C. PIPE WILL BE ALLOWED AND ALL DUCTILE IRON FITTINGS SHALL BE MORTAR LINED PUSH ON OR MECHANICAL JOINTS.
- ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MINIMUM SPACING BETWEEN TAPS SHALL BE 2' AT ALTERNATING TAP ANGLES.

SL-WA-08

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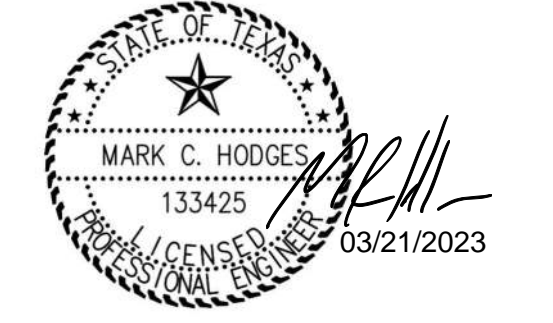
TEMPORARY BENCHMARK "B": BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE



2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyseng.com
TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

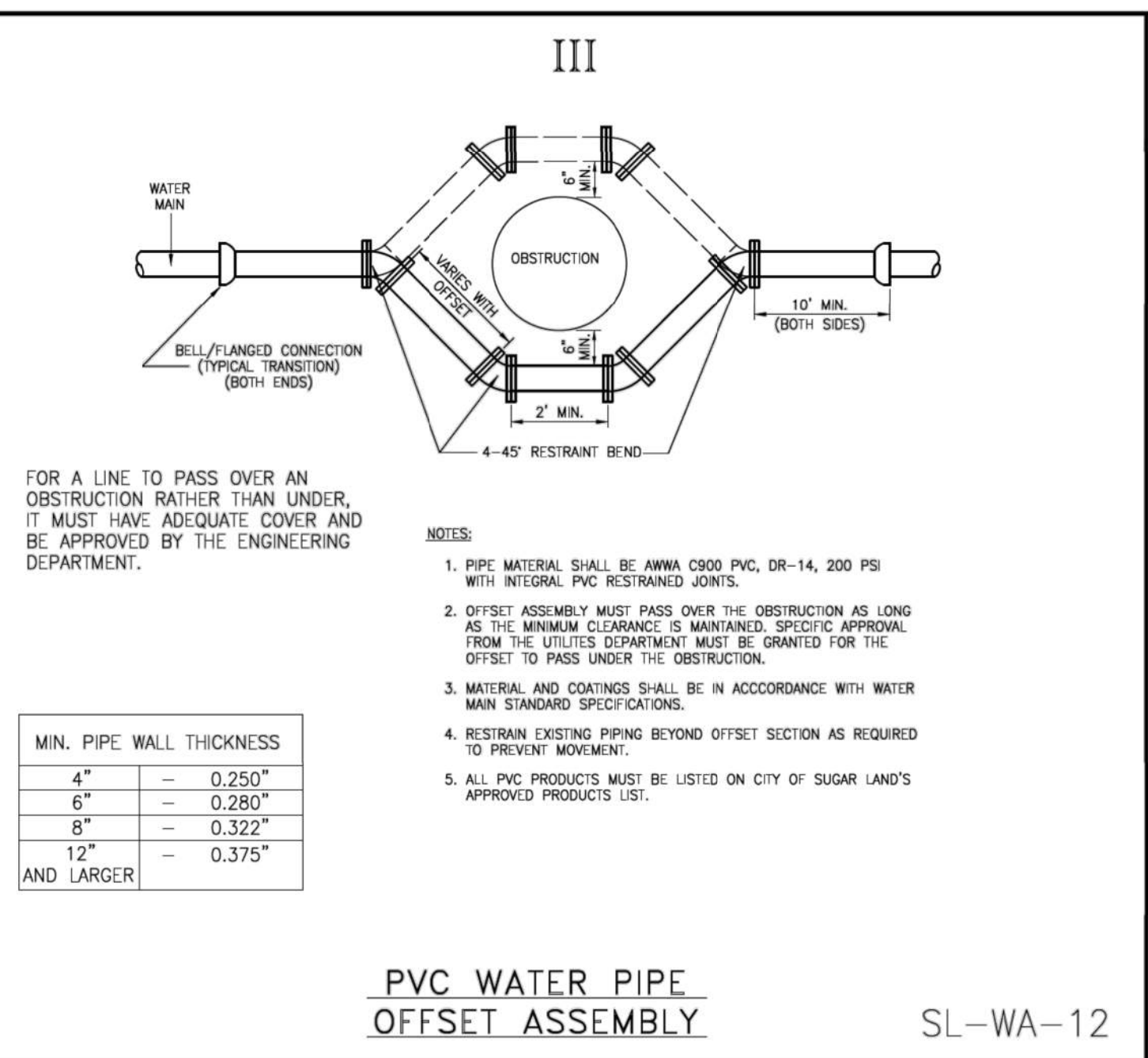
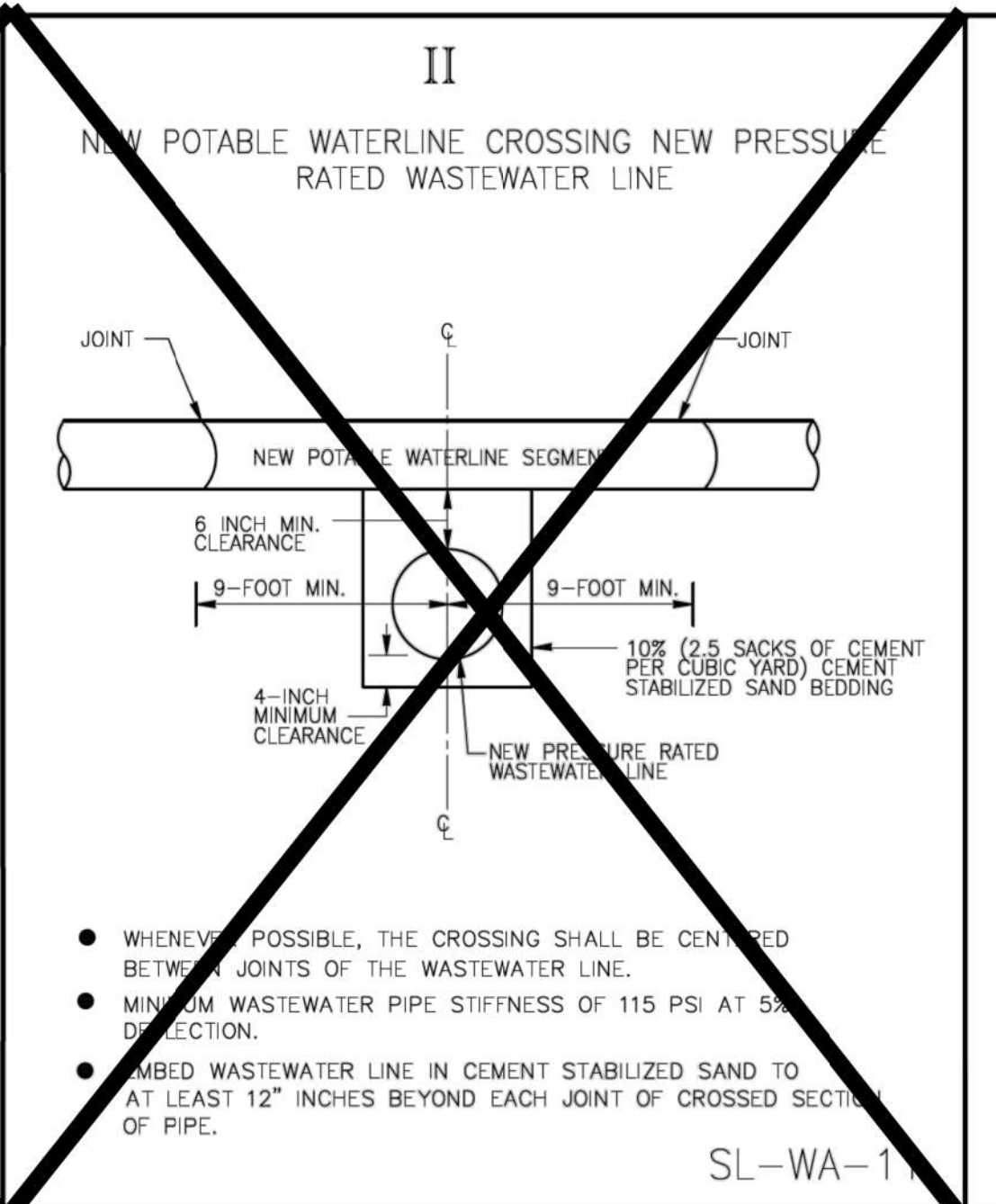
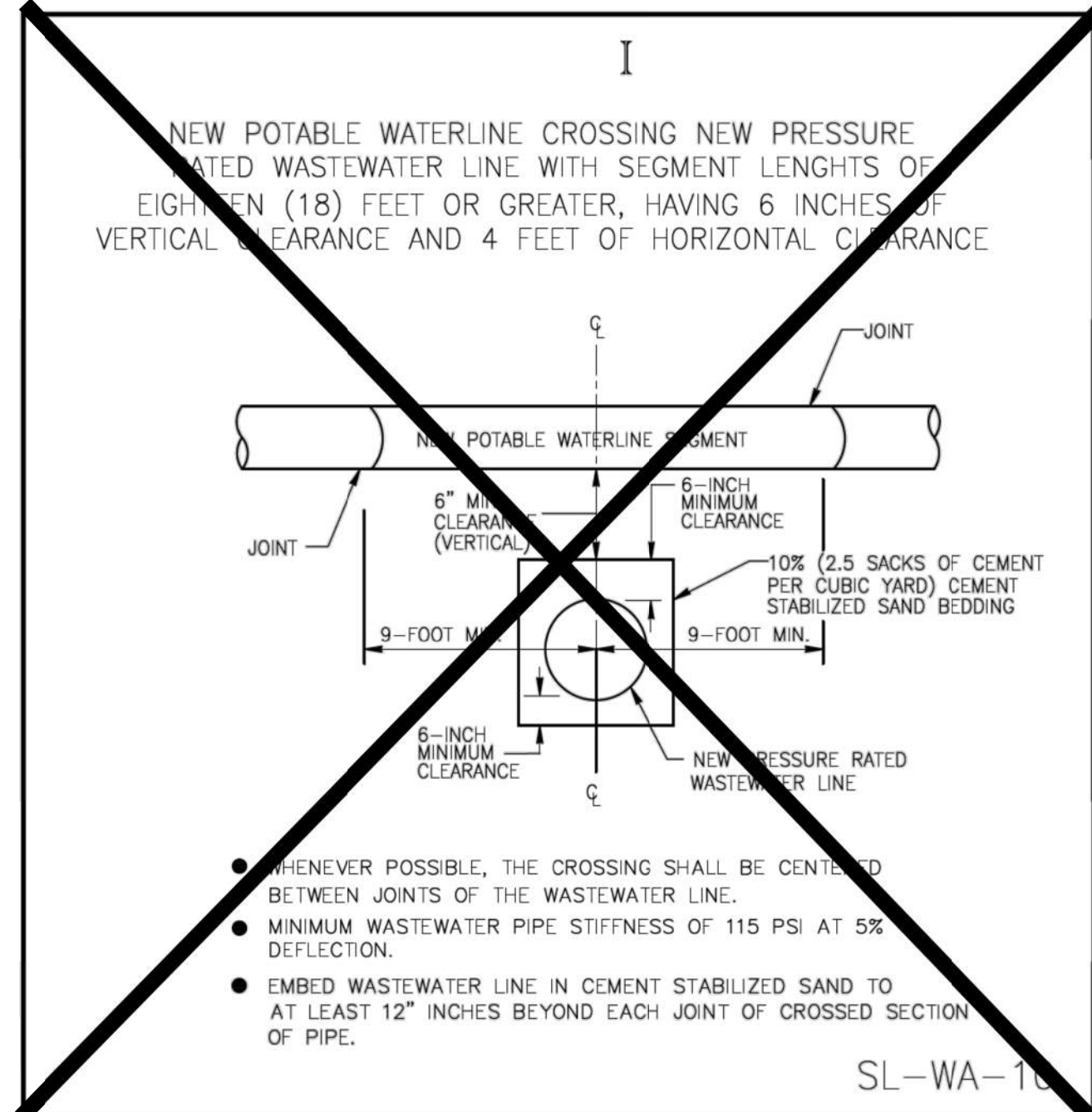
121 S Velasco,
Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

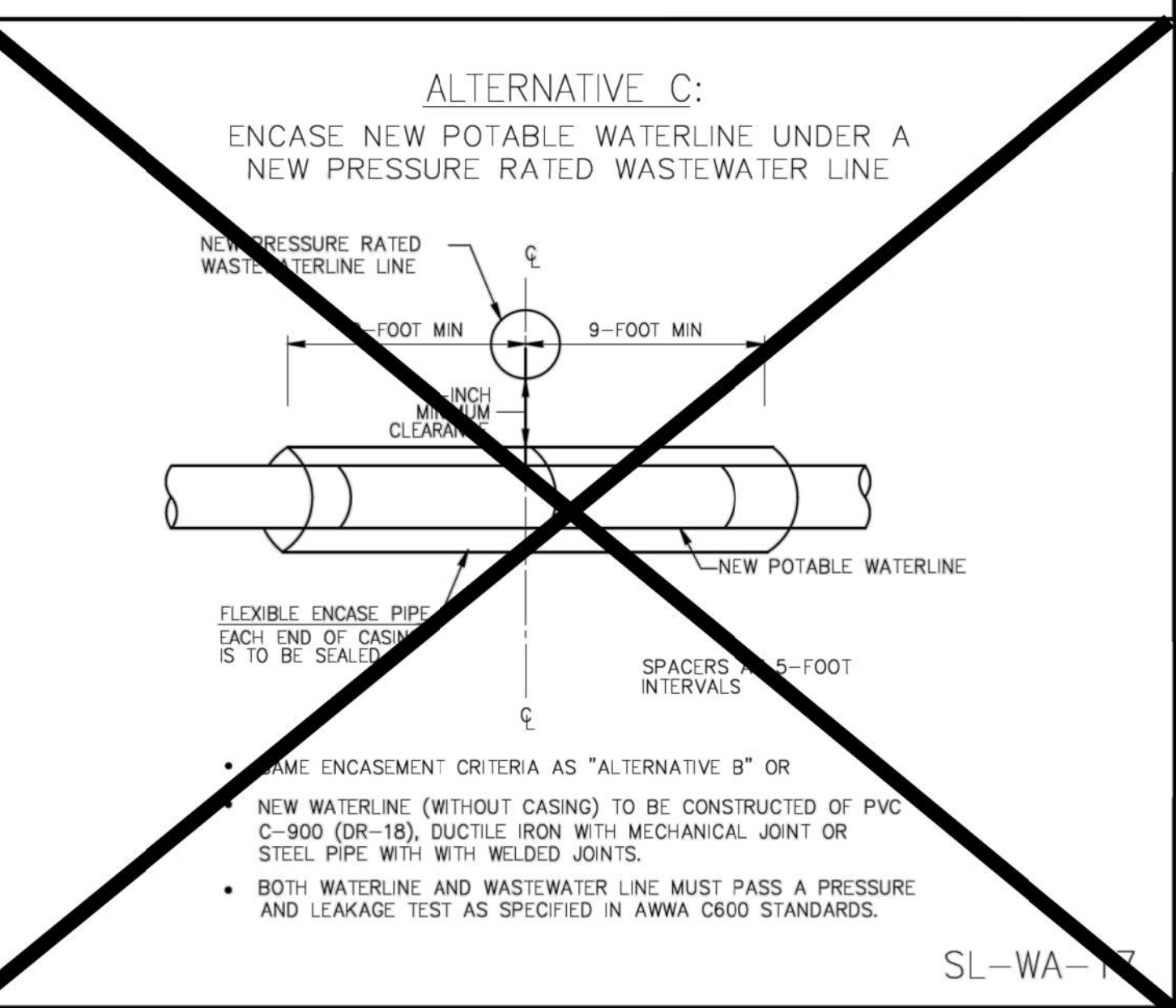
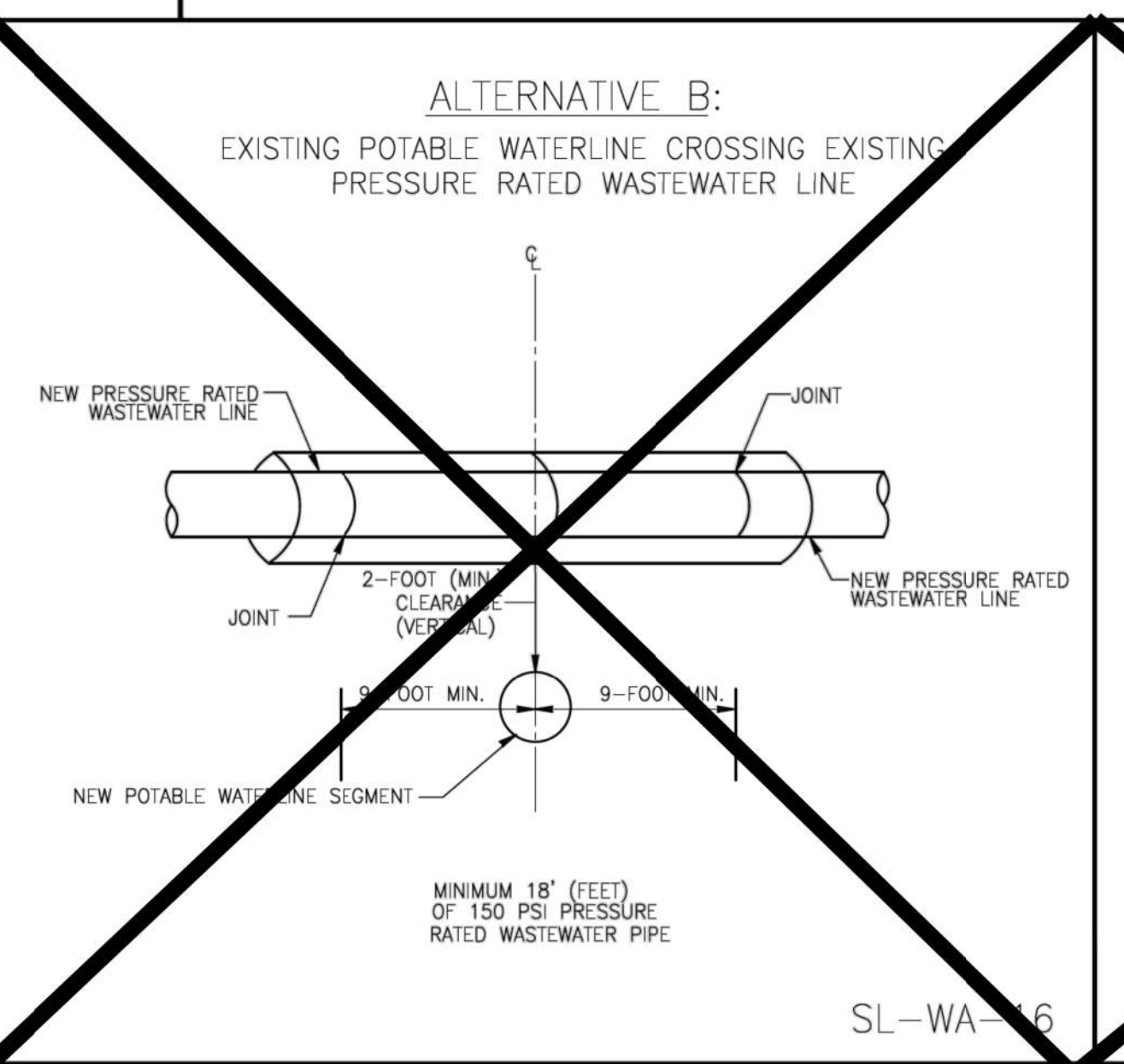
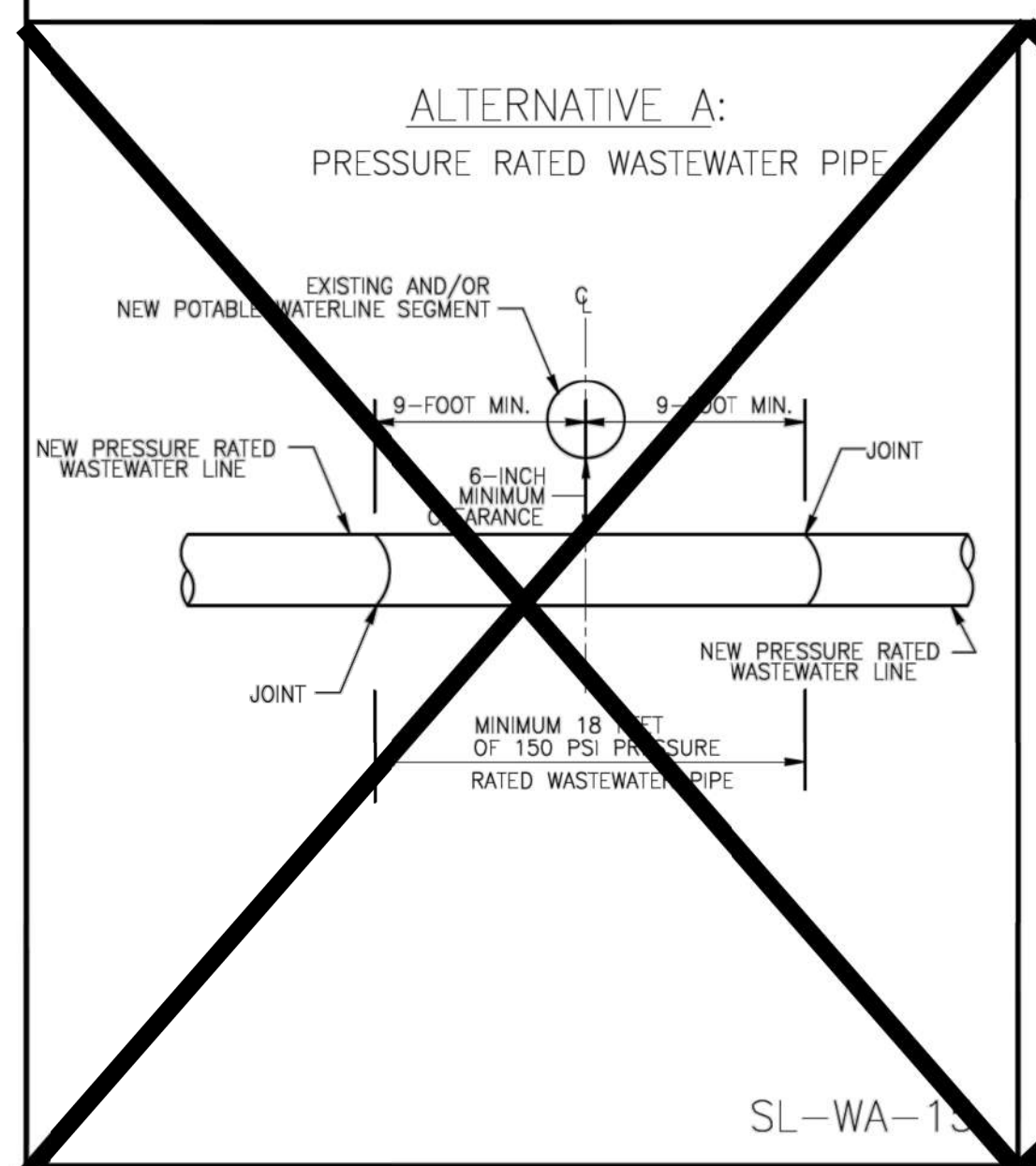
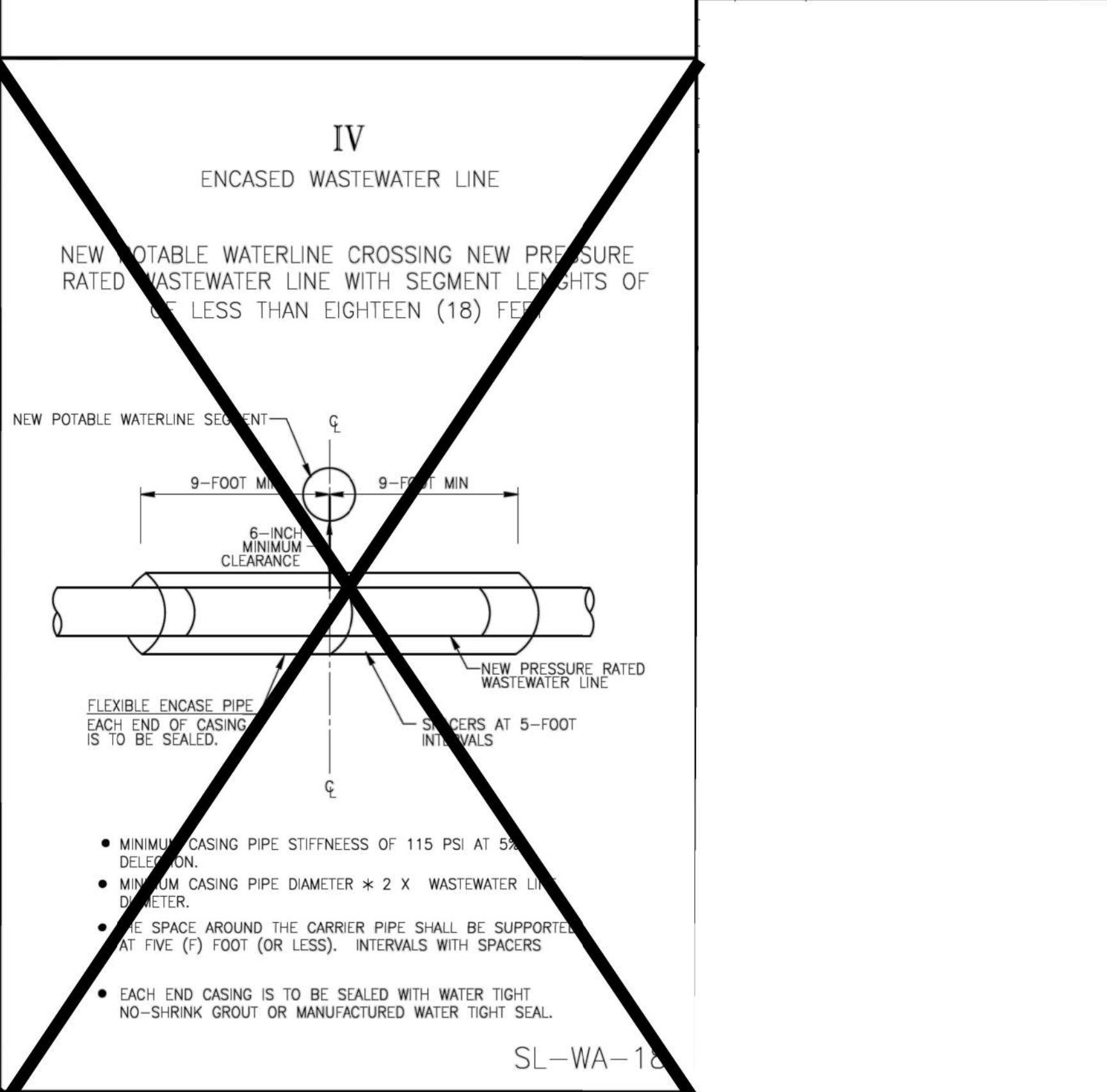
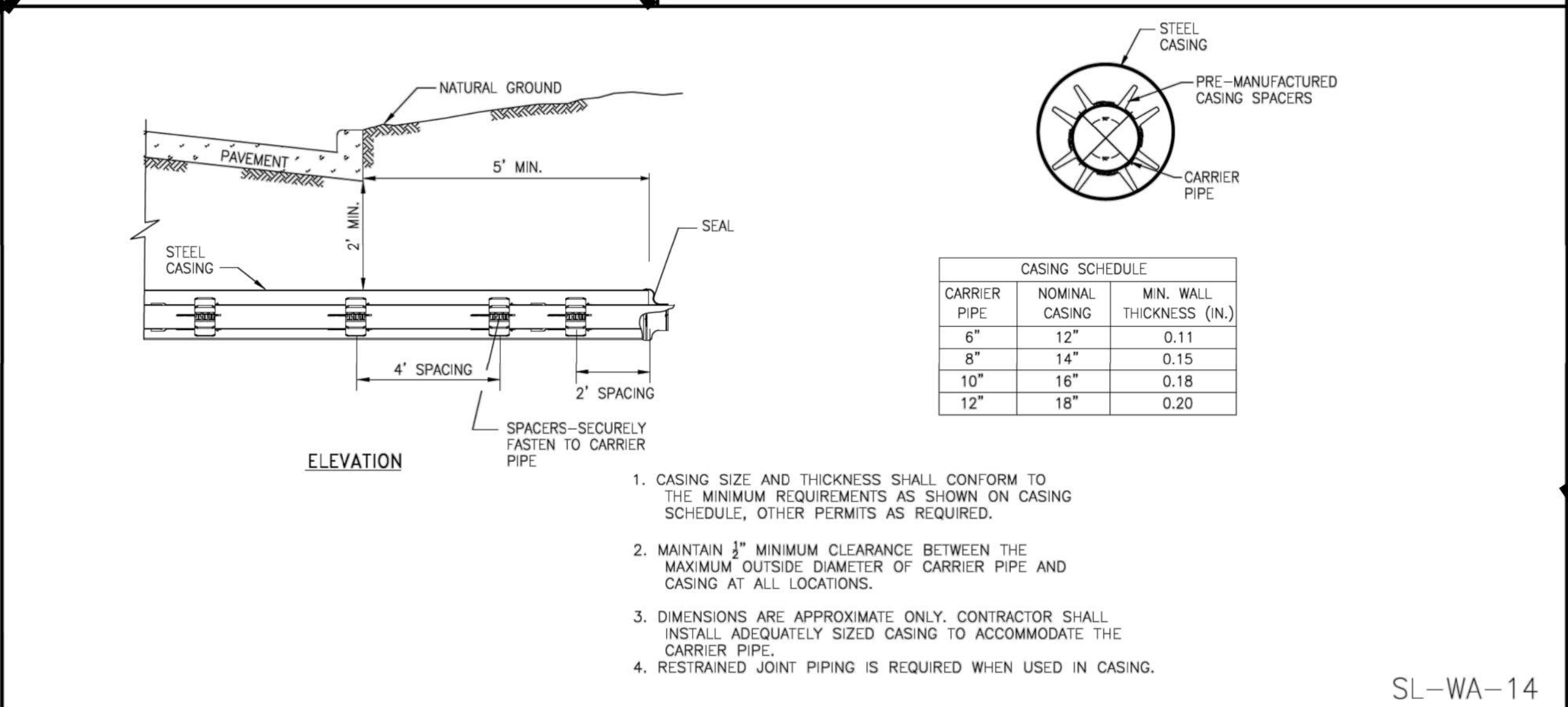
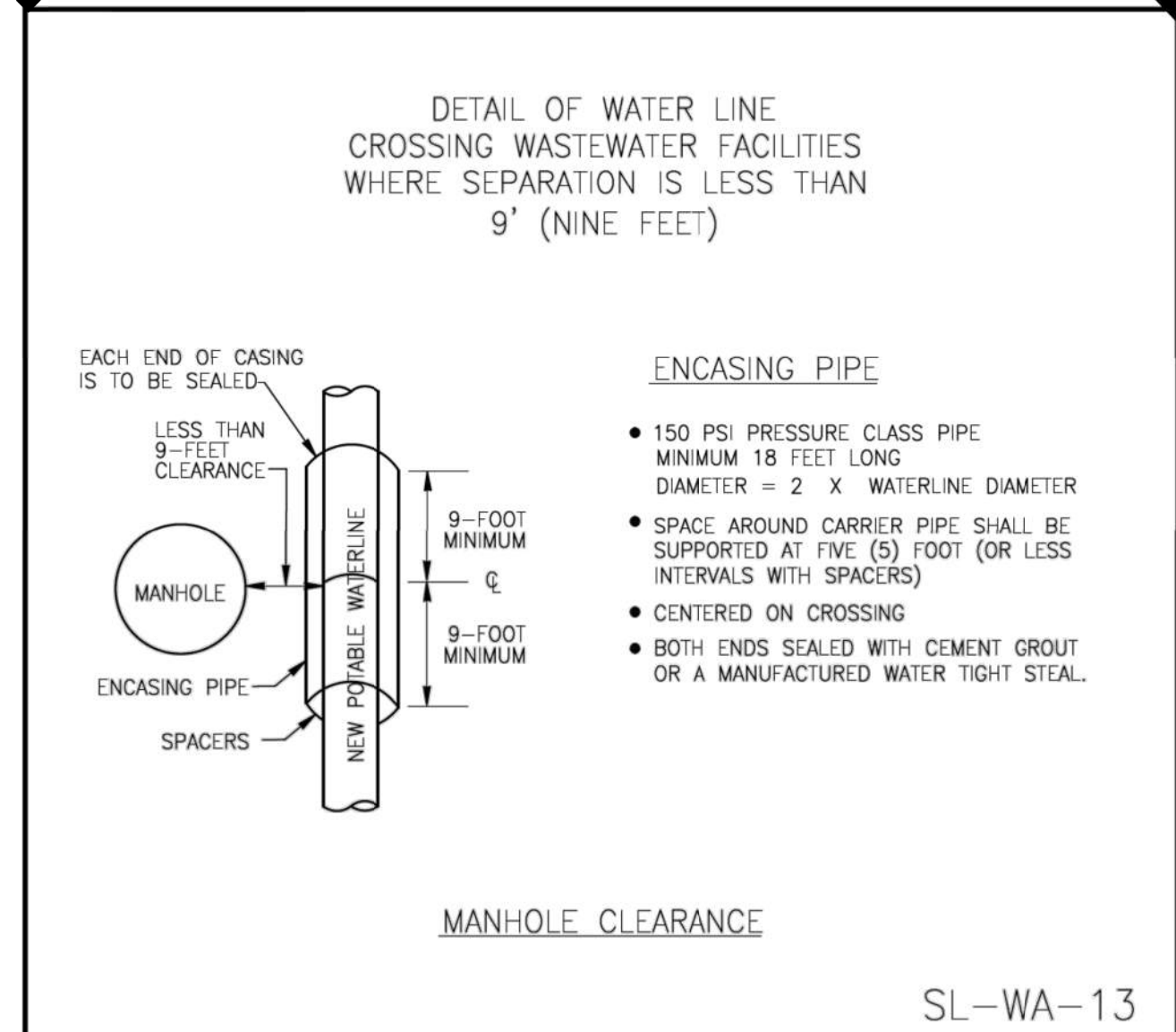
**WATER DETAILS
(1 OF 2)**

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		
SCALE:	HORIZ	NIA			
	VERT.	NIA			

SHEET 33 OF 49 SHEETS



- GENERAL NOTES:**
- CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
 - SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
 - ALL NEW POTABLE WATER LINES AND SANITARY SEWER FORCE MAINS SHALL BE BEDDED IN COMPACTED BANK SAND A MINIMUM OF 6 INCHES BELOW, ABOVE AND TO EITHER SIDE OF SUCH PIPING.
 - ALL NEW SANITARY SEWER GRAVITY DRAIN LINES SHALL BE BEDDED IN CEMENT STABILIZED SAND CONFORMING TO THE REQUIREMENTS FOR EITHER CLASS "A" STANDARD BEDDING OR CLASS "A-A" BEDDING AS APPLICABLE. USE OF MODIFIED "A" OR MODIFIED "A-A" BEDDING FOR SANITARY SEWER INSTALLATIONS WHERE WET SAND CONDITIONS ARE ENCOUNTERED AND SEPARATION DISTANCE TO POTABLE WATER LINES IS LESS THAN 9 FEET REQUIRES APPROVAL BY CITY ENGINEER.
 - CEMENT STABILIZED BEDDING SHALL BE A MINIMUM 1.5 SACK PER CUBIC YARD C.S.S., INSTALLED IN MAXIMUM LIFTS OF 8 INCHES AND MECHANICALLY TAMPED TO 95% PROCTOR.
 - WHERE REQUIRED, SLEEVING (ENCASMENT) OF POTABLE WATER PIPING AND/OR SANITARY SEWER GRAVITY DRAIN LINES AND FORCE MAINS SHALL BE PROVIDED. SUCH SLEEVING (ENCASMENT) SHALL BE CONSTRUCTED OF APPROVED PIPING MATERIALS HAVING A MINIMUM PRESSURE RATING OF 150 PSI AND ANNUAL SPACES AT EACH END SHALL BE SEALED WITH A MATERIAL APPROVED FOR SUCH USE.
 - ALL NEW POTABLE WATER LINES SHALL BE SLEEVED (ENCASED) WHERE A MINIMUM OF 9 FEET SEPARATION DISTANCE TO EXISTING OR PROPOSED SANITARY SEWER MANHOLE, LIFT STATION OR WASTEWATER TREATMENT PLANT CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY.
 - ALL NEW POTABLE WATER LINES SHALL BE SLEEVED (ENCASED) WHERE LESS THAN 2 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING. WHERE PIPING IS LAID PARALLEL AND MINIMUM SEPARATION DISTANCES CANNOT BE MAINTAINED, SLEEVING SHALL EXTEND AT LEAST 9 FEET PAST THE POINT WHERE MINIMUM SEPARATION DISTANCES ARE ACHIEVED.
 - ALL NEW POTABLE WATER LINES SHALL BE CONSTRUCTED ABOVE EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS WHERE POSSIBLE. WHERE INSTALLATION BENEATH SANITARY SEWER GRAVITY LINES OR FORCE MAINS IS UNAVOIDABLE AT POINTS OF CROSSING, SLEEVING (ENCASMENT) IS REQUIRED FOR ALL NEW POTABLE WATER LINES CONSTRUCTED OF PVC PIPING MATERIALS, REGARDLESS OF SEPARATION DISTANCE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
 - ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS CONSTRUCTED OF PVC PIPING MATERIALS SHALL BE SLEEVED (ENCASED) WHERE LESS THAN 2 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING POTABLE WATER PIPING CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY.
 - ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS SHALL BE CONSTRUCTED BELOW EXISTING POTABLE WATER LINES WHERE POSSIBLE. WHERE INSTALLATION ABOVE POTABLE WATER LINES IS UNAVOIDABLE, SLEEVING (ENCASMENT) IS REQUIRED FOR ALL SUCH SANITARY SEWER LINES CONSTRUCTED OF PVC PIPING MATERIALS, REGARDLESS OF SEPARATION DISTANCE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
 - WHERE NEW SANITARY SEWER SIZING (24 INCH AND GREATER) PRECLUDES THE USE OF PVC PIPING MATERIALS AND SLEEVING (ENCASMENT) OF THE SANITARY SEWER WOULD OTHERWISE BE REQUIRED BUT IS IMPRACTICAL, THE EXISTING POTABLE WATER PIPING SHALL EITHER BE OFFSET TO PROVIDE THE REQUIRED MINIMUM CLEARANCES OR SLEEVED (ENCASED) IN LIEU OF SLEEVING (ENCASING) THE SANITARY SEWER LINE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
 - IN NO INSTANCE SHALL A FIRE HYDRANT BE INSTALLED WITHIN 9 LINEAR FEET OF A SANITARY SEWER SYSTEM.
 - SEPARATION DISTANCES ARE MEASURED FROM THE OUTSIDE DIAMETERS OF EACH PIPE AND FROM THE EXTERIOR SURFACES OF MANHOLES, LIFT STATIONS, WASTEWATER TREATMENT PLANTS AND ASSOCIATED APPURTENANCES.
 - BELL STOPS SHALL BE USED WHEN WATER LINES ARE BORED. BELL STOPS TO BE INSTALLED PER MANUFACTURER SPECIFICATION. ALL BORED WATER LINES SHALL USE EBAA MEGA STOP SERIES 5000 BELL PROTECTION SYSTEM.
 - REFER TO GENERAL SANITARY, WATER AND C.S.S. NOTES.
- SL-WA-19



BENCHMARK(S) / FLOODPLAIN

BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK-A: A BOX OUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B: A BOX OUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4803040400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP

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t: 281.306.0240 | www.odysseyeng.com
TBP# No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
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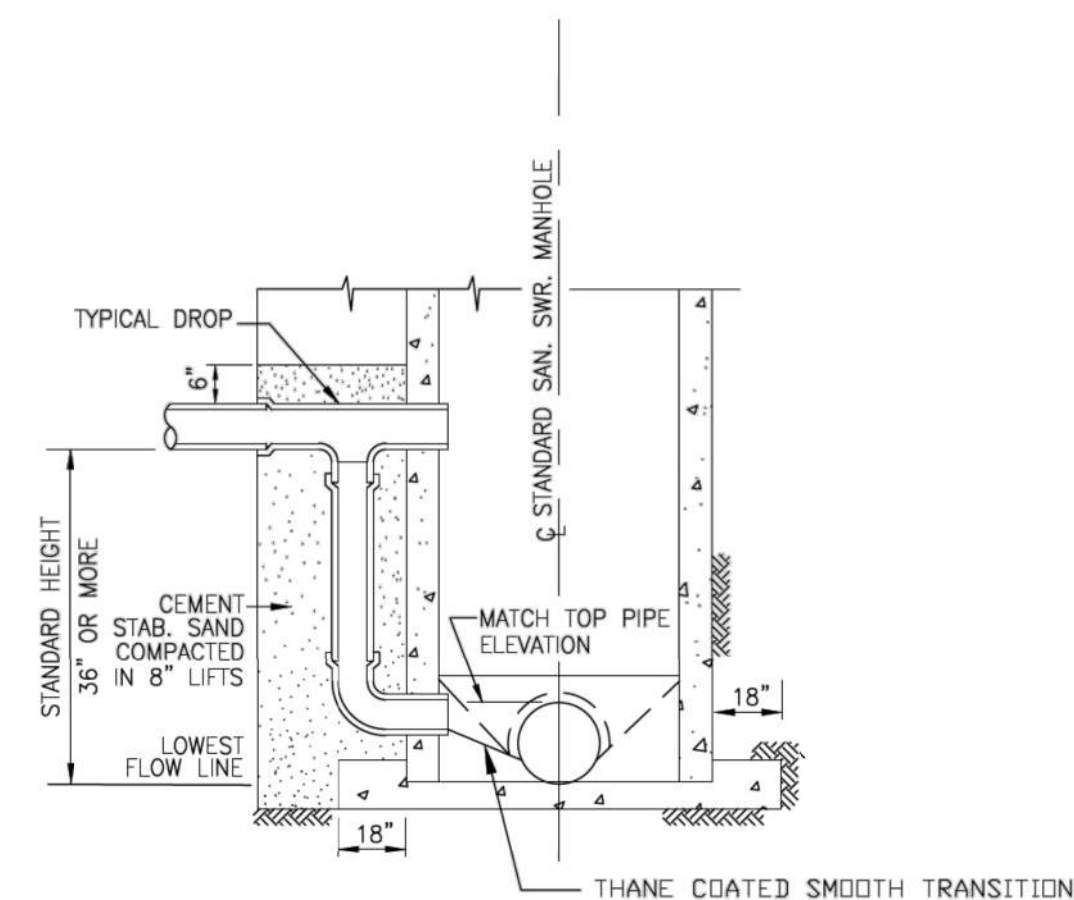
**CITY OF ANGLETON
LIVE OAK RANCH**

WATER DETAILS (2 OF 2)

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
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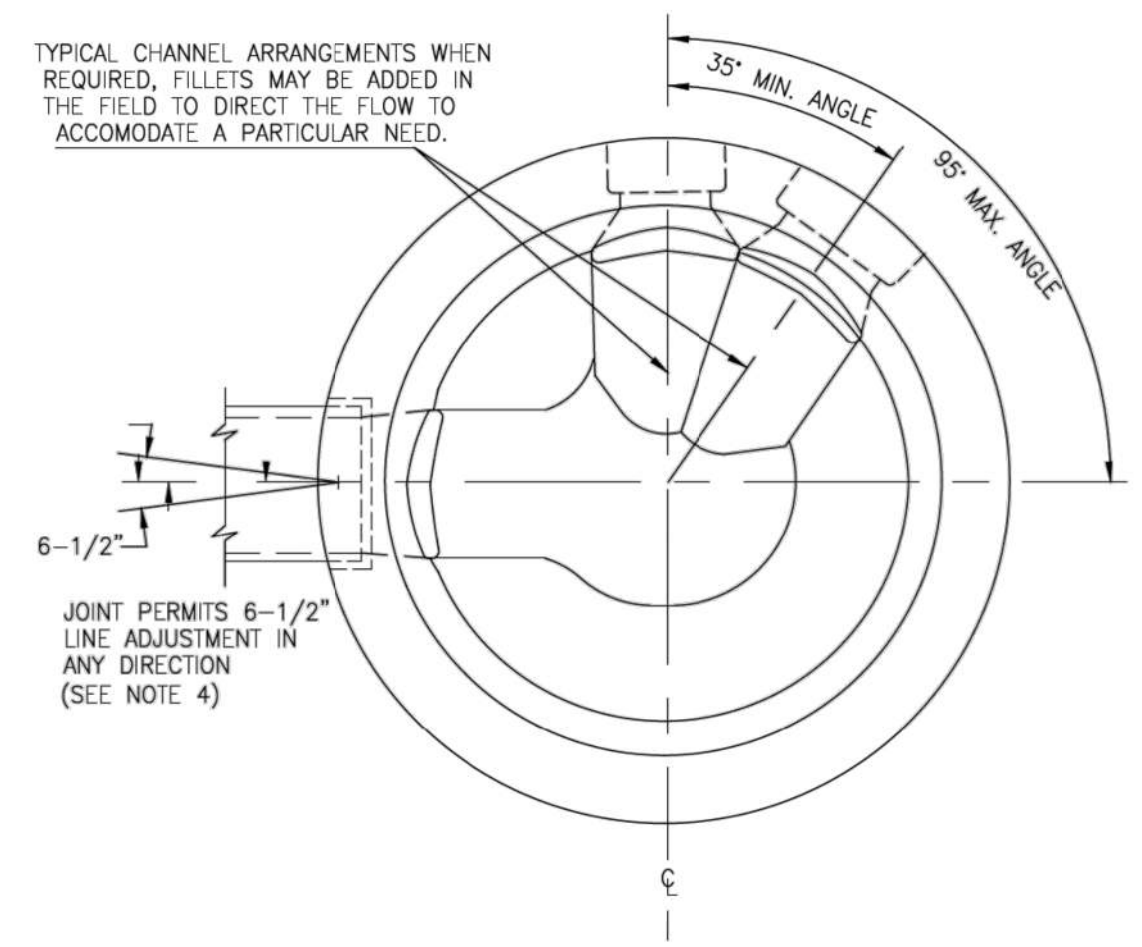
SCALE: HORIZ. N/A, VERT. N/A

SHEET 34 OF 49 SHEETS



STANDARD DROP DETAIL
(SEE C.S.S. NOTES)

SL-SS-05



PIPING CONNECTIONS DETAIL

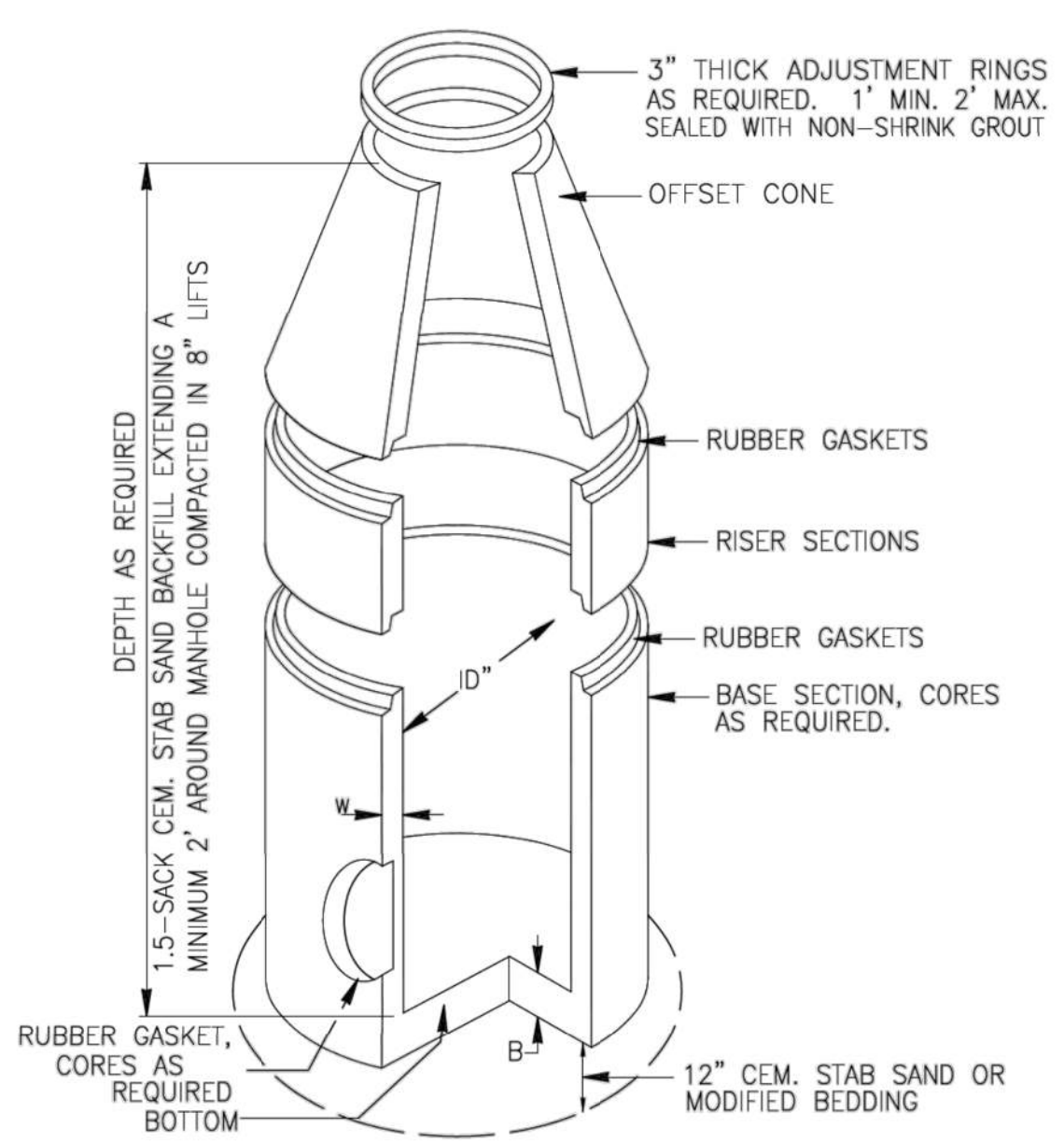
SL-SS-05A

- NOTE:**
1. INFLUENT AND EFFLUENT PIPING CONNECTIONS TO MANHOLE SHALL BE ALIGNED TO PREVENT REVERSE FLOW.
 2. INFLUENT AND EFFLUENT CONNECTIONS ARE LIMITED TO A MAXIMUM 90° INCLUDED ANGLE OF CONVERGENCE.
 3. MINIMUM 35° AND MAXIMUM 90° INCLUDED ANGLES MUST BE PROVIDED BETWEEN MULTIPLE INFLUENT CONNECTIONS.
 4. ANGLE OF DEFLECTION AT PIPING JOINTS AS PER MANUFACTURER'S RECOMMENDATIONS.

NOTES:

1. CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
3. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF FOUR FEET FROM BACK OF CURB ON CURB AND GUTTER ROADWAYS AND THREE FEET FROM EDGE OF TRAVELLED ROADWAY ON THOSE THOROUGHFARES HAVING NO CURBING, MEASURED FROM OUTSIDE DIAMETER OF MANHOLE. SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED BENEATH STREET PAVING EXCEPT WHERE SPECIFICALLY AUTHORIZED BY CITY ENGINEER AND SO DESIGNATED ON APPROVED CONSTRUCTION DRAWINGS.
4. ALL SUCH MANHOLE COVERS SHALL HAVE THE CITY OF SUGAR LAND EMBLEM AND THE WORDS "SUGAR LAND" AND "SANITARY SEWER" CAST IN RAISED RELIEF AS DEPICTED IN CITY OF SUGAR LAND STANDARD CONSTRUCTION DETAILS SHEETS. ALL SANITARY SEWER MANHOLES SHALL INCORPORATE INFLOW PROTECTORS.
5. MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FEET ABOVE FINISHED GRADE WITHIN RIGHTS-OF-WAY AND EASEMENTS AT EACH MANHOLE LOCATION AFTER FINAL GRADING. ADJUSTMENTS TO MANHOLE RIM ELEVATIONS SHALL BE ACCOMPLISHED BY THE USE OF THROAT RINGS ONLY (MAX. OF 24 INCHES PERMITTED). THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED AWAY FROM SUCH MANHOLES SO AS TO PREVENT ENTRY OF STORM WATER RUNOFF TO THE SANITARY SEWER SYSTEM.
6. DROP CONNECTIONS ARE REQUIRED WHEN INVERT ELEVATION OF SEWER LINE TO BE CONNECTED EXCEEDS 36 INCHES DISTANCE ABOVE INVERT ELEVATION OF MANHOLE BASE. ALL DROP CONNECTIONS SHALL BE CONSTRUCTED OF SAME MATERIALS AS SEWER AND SHALL BE CONSTRUCTED EXTERIOR TO MANHOLE. INSIDE DROP ALLOWED ON MANHOLES 12-FT & DEEPER. PIPE CONNECTIONS TO MANHOLES SHALL BE SO CONSTRUCTED AS TO BE WATERTIGHT AND TO ALIGN UPPER INSIDE PIPE WALL ELEVATIONS OF ALL PIPING CONNECTED TO BASE OF MANHOLE UNIFORMLY, REGARDLESS OF PIPE DIAMETERS. DROP ASSEMBLIES SHALL BE BEDDED IN CEMENT STABILIZED SAND. CEMENT STABILIZED SAND SHALL EXTEND A MINIMUM OF SIX INCHES PAST PIPING LATERALLY FROM BASE OF MANHOLE UPWARD TO A POINT SIX INCHES (MINIMUM) ABOVE THE HORIZONTAL SEWER PIPING WHERE CONNECTED TO THE MANHOLE ABOVE THE VERTICAL DROP.
7. CONNECTIONS TO EXISTING AND/OR NEW SANITARY SEWER MANHOLES CONSTRUCTED OF PRECAST CONCRETE NOT HAVING PRECURED HOLES OF CORRECT DIAMETER, LOCATION AND FIELD CORING ONLY SHALL ACCOMPLISH INVERT ELEVATION. IN NO INSTANCE WILL EITHER MANUAL OR PNEUMATIC CHISELS AND/OR HAMMER DRILLS BE UTILIZED TO BREAK HOLES IN PRECAST CONCRETE MANHOLES, PIPE SEGMENTS OR OTHER PRECAST STRUCTURES SUCH AS LIFT STATIONS.
8. BEDDING AND BACKFILL OF SANITARY SEWER PIPING AND MANHOLES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CITY OF SUGAR LAND DESIGN STANDARDS. A 1.5-SACK MIX IS REQUIRED FOR ALL CEMENT STABILIZED SAND BEDDING AND SUCH BEDDING SHALL BE INSTALLED IN LIFTS OF EIGHT INCHES MAXIMUM.
9. SOLVENT WELDED JOINTS ARE NOT AN ACCEPTABLE JOINING METHOD FOR SANITARY SEWERS CONSTRUCTED OF PVC PIPING MATERIALS AND LOCATED WITHIN RIGHTS-OF-WAY OR EASEMENTS. RUBBER GASKETED BELL AND SPIGOT SANITARY SEWER JOINTS ARE MANDATORY. BELL (FEMALE) ENDS OF PIPE SHALL BE INSTALLED ON UPSTREAM SIDE WITH SPIGOT (MALE) ENDS ORIENTED DOWNSTREAM.
10. SANITARY SEWER SERVICE LEADS SHALL BE EXTENDED TO RIGHTS-OF-WAY AND/OR EASEMENT LINES AS APPLICABLE AND CAPPED/PLUGGED FOR FUTURE CONNECTIONS. SERVICE LEADS ARE TO BE INSTALLED SO AS TO PASS UNDER POTABLE WATER PIPING AT CROSSINGS WHERE POSSIBLE.
11. EACH SANITARY SEWER SERVICE LEAD STUB, PLUGGED WYE BRANCH OUTLET AND STACK SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER AT THE TIME OF CONSTRUCTION, BEGINNING AT THE INVERT ELEVATION OF THE STUB OR WYE AND AT AN ELEVATION TWO FEET BELOW THE CAPPED TERMINATION POINT OF THE STACK AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED RED AND LABELED "SANITARY SEWER STUB", "SANITARY SEWER WYE" OR "SANITARY SEWER STACK" AS APPROPRIATE WITH STUB, WYE BRANCH OUTLET OR STACK SIZE NOTED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. DURING THE COURSE OF ANY AND ALL CLEARING, GRUBBING, FILL, GRADING, EXCAVATION OR OTHER CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY SUBSTANCES DELETERIOUS TO THE STORM SEWER SYSTEM AND/OR WATERWAYS RECEIVING STORM WATER RUNOFF. CONTRACTOR SHALL AT COMPLETION OF WORK, FILL LOW SPOTS AND GRADE ALL RIGHTS-OF-WAY AND UTILITY EASEMENTS AND REGRADE/RESTORE DITCHES AS NECESSARY TO MAINTAIN AND/OR ESTABLISH POSITIVE DRAINAGE.
13. ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY INFRASTRUCTURE STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY NOTIFY THE CITY OF ALL CONSTRUCTION ACTIVITIES AND TO CONFORM TO CITY OF SUGAR LAND PUBLIC WORKS DEPARTMENT INSPECTION POLICY.
14. C.S.S. 1" ABOVE PIPE AND 6" BELOW PIPE MINIMUM.
15. SEE GENERAL NOTES AND C.S.S. NOTES.
16. CAST IN PLACE MANHOLES ACCEPTED, 4500 PSI CONCRETE.

SL-SS-07

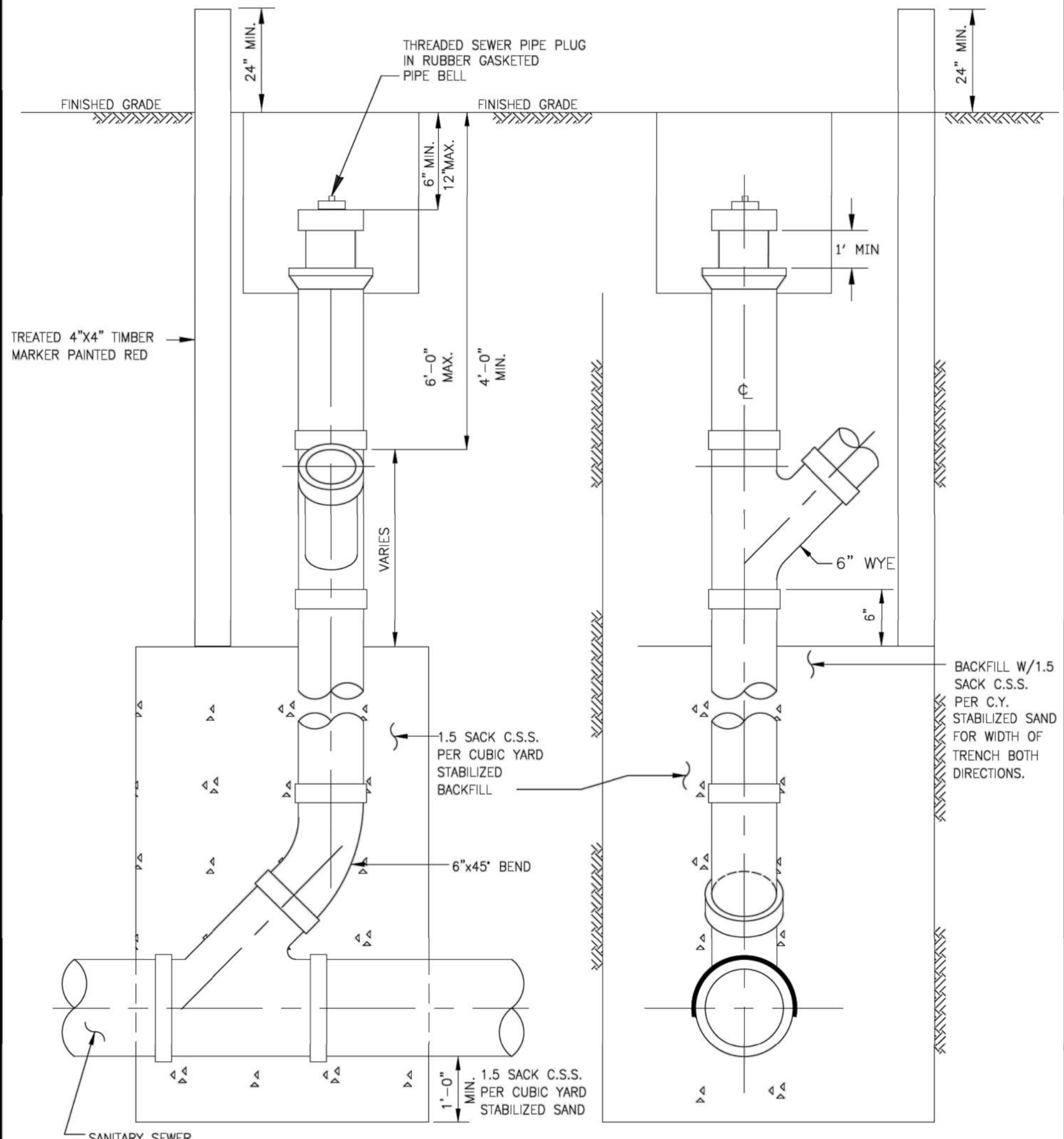


- SPECIFICATIONS:**
- CONCRETE: CLASS 1 CONCRETE WITH A DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. RATES FOR HL93 LOADING.
 - REINFORCEMENT: STRUCTURAL REINFORCEMENT CONFORMING TO ASTM-C-478.
 - C.I. CASTINGS: CAST IRON FRAMES AND LIDS ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 35.

- NOTES**
1. LIFTING INSERTS AS REQUIRED.
 2. ALL JOINTS SHALL BE SEALED WITH APPROVED RUBBER GASKET
 3. STRUCTURE TO BE PLACED ON 12" STABILIZED BASE.
 4. C.S.S. SHALL BE BROUGHT TO WITHIN 2'-FT OF TOP OF MANHOLE.
 5. PRE-CAST MANHOLE SHALL BE IN COMPLIANCE APPROVED PRODUCT LIST.
 6. THANE COAT SHALL BE IN COMPLIANCE WITH APPROVED PRODUCT LIST.
 7. INVERTS SHALL COMPLY WITH C.O.S.L., DESIGN MANUAL SPECIFICATIONS.
 8. INFLOW PROTECTORS REQUIRED ON ALL SANITARY MANHOLES.
 9. REFER TO SANITARY MANHOLE LIDS, C.S.S. NOTES, MODIFIED BEDDING DETAILS AND NOTES.

PRECAST SANITARY MANHOLE
N.T.S.

SL-SS-03



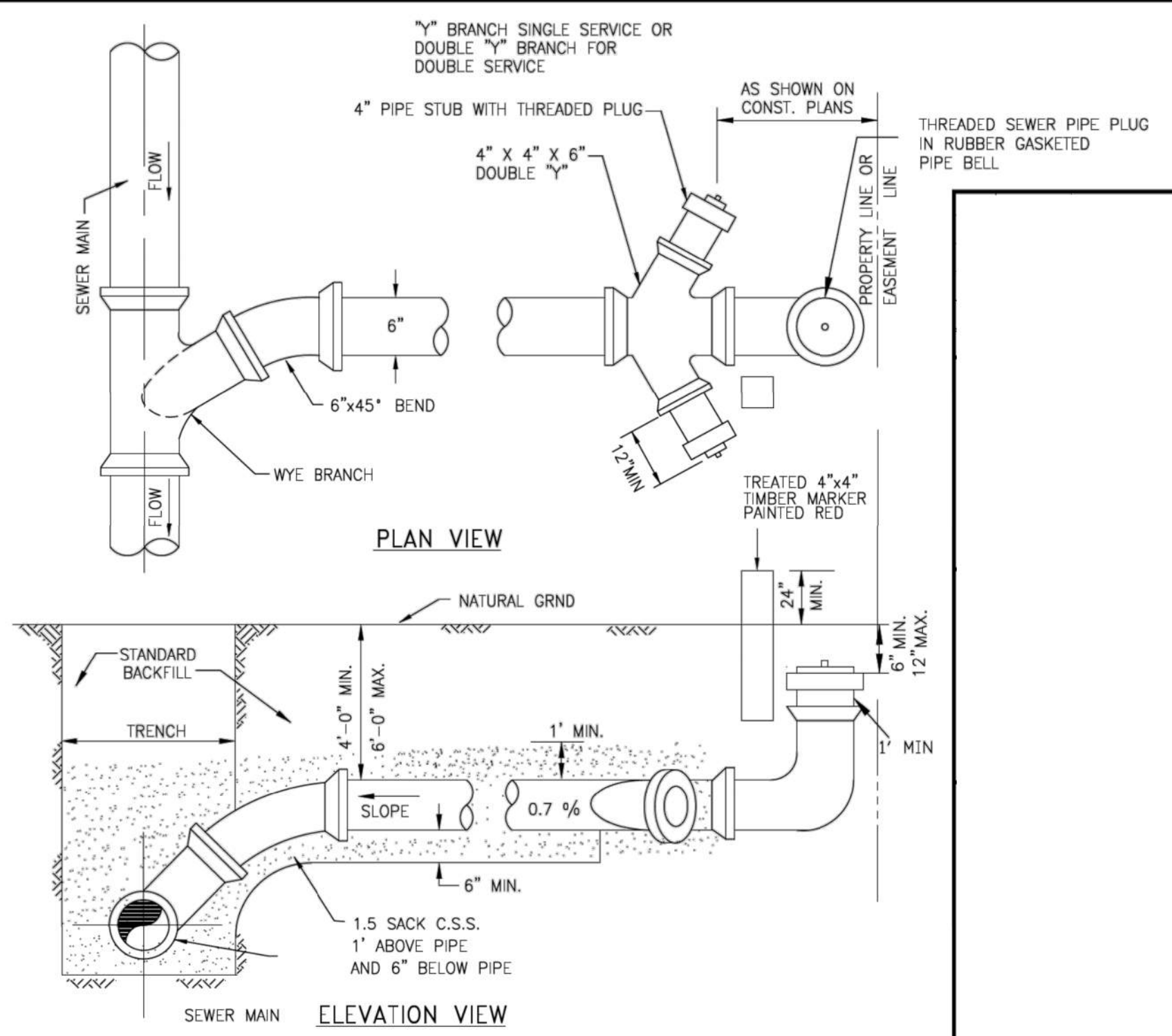
TRENCH SIDE VIEW

TRENCH END VIEW

STACK DETAIL
N.T.S.

SL-SS-04

- NOTES:**
- A.) NO STACKS ON MAINS OVER 16' DEEP OR IN WET SAND CONDITIONS.
 - B.) ALL STACK CONNECTIONS SHALL BE IN-LINE FITTINGS.



SANITARY SEWER SERVICE CONNECTION
N.T.S.

SL-SS-06

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

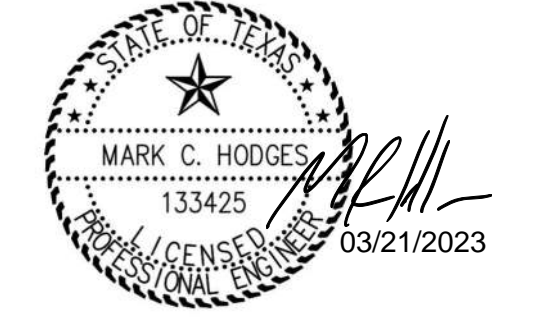
TEMPORARY BENCHMARK-A:
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TEMPORARY BENCHMARK-B:
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FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeng.com
TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

**SANITARY DETAILS
(1 OF 2)**

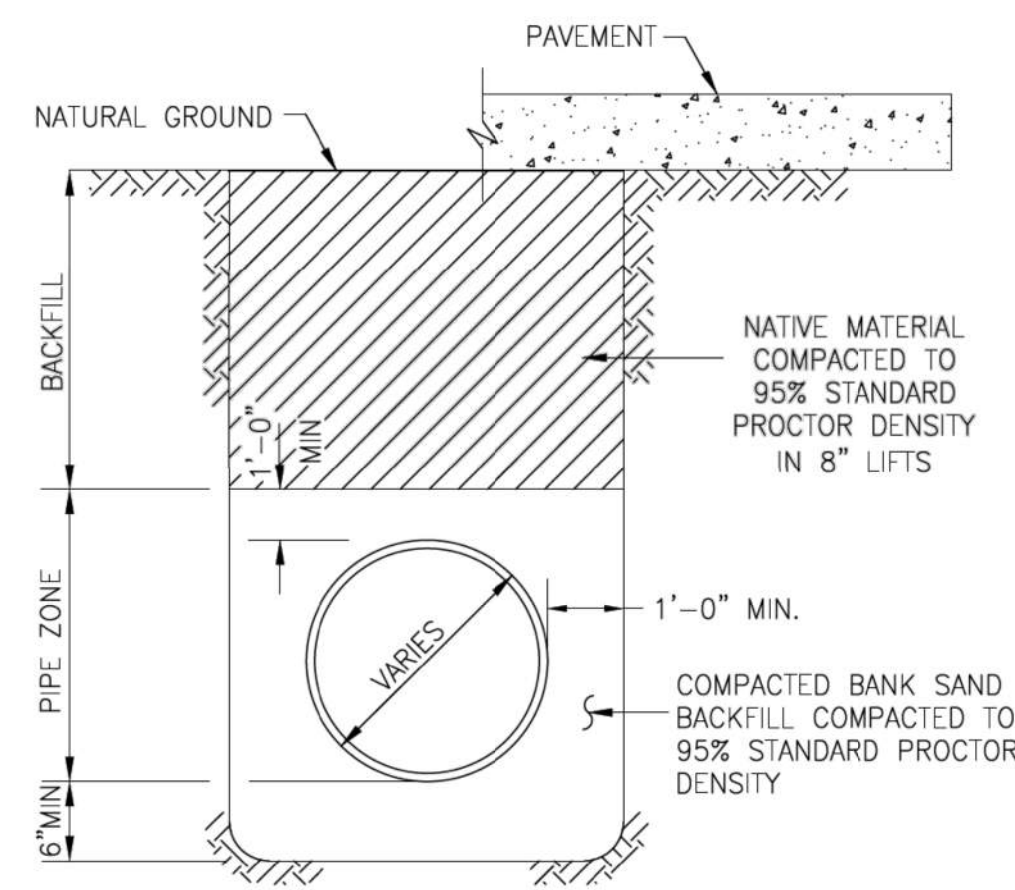
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APPR.	MCH	DATE	3/23		

SCALE:
HORIZ. N/A
VERT. N/A

SHEET 35 OF 49 SHEETS

REVISION DATE: OCTOBER 2021

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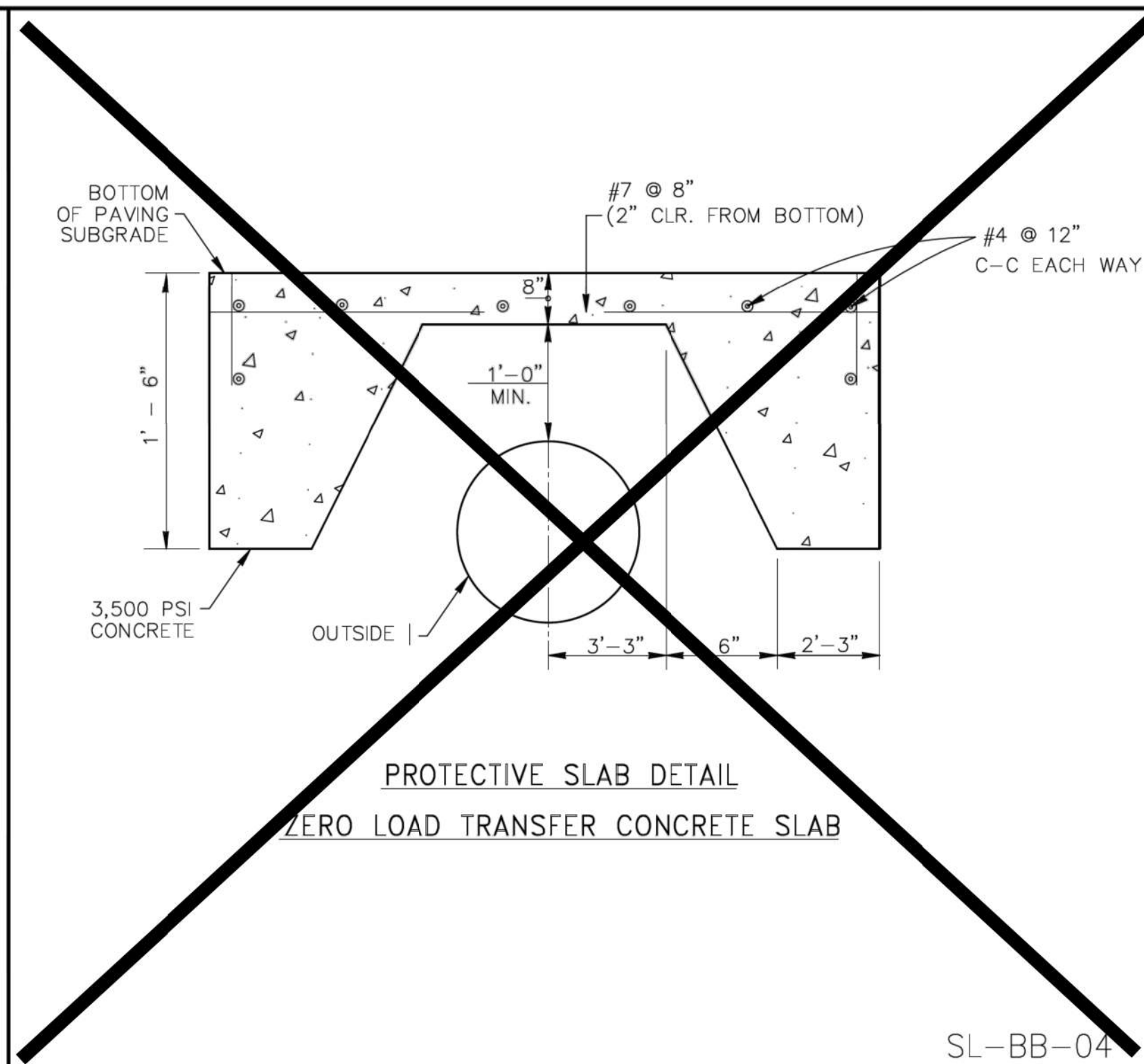


P.V.C. PIPE BEDDING & BACKFILL

N.T.S.
*SEE CONSTRUCTION NOTES

SANITARY FORCE MAIN & WATER LINE
BEDDING AND BACKFILL

SL-BB-01



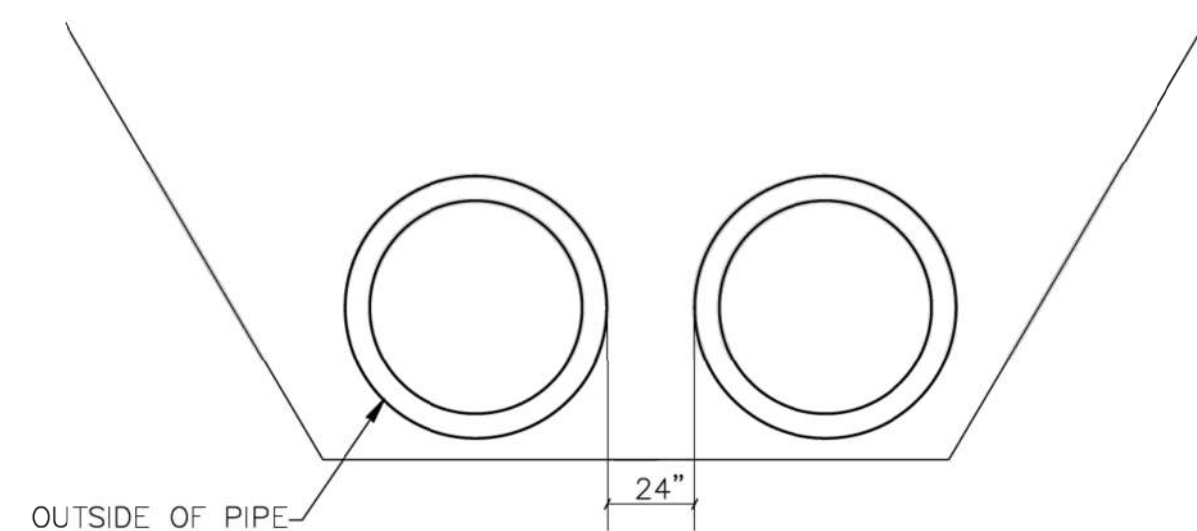
PROTECTIVE SLAB DETAIL
ZERO LOAD TRANSFER CONCRETE SLAB

SL-BB-04

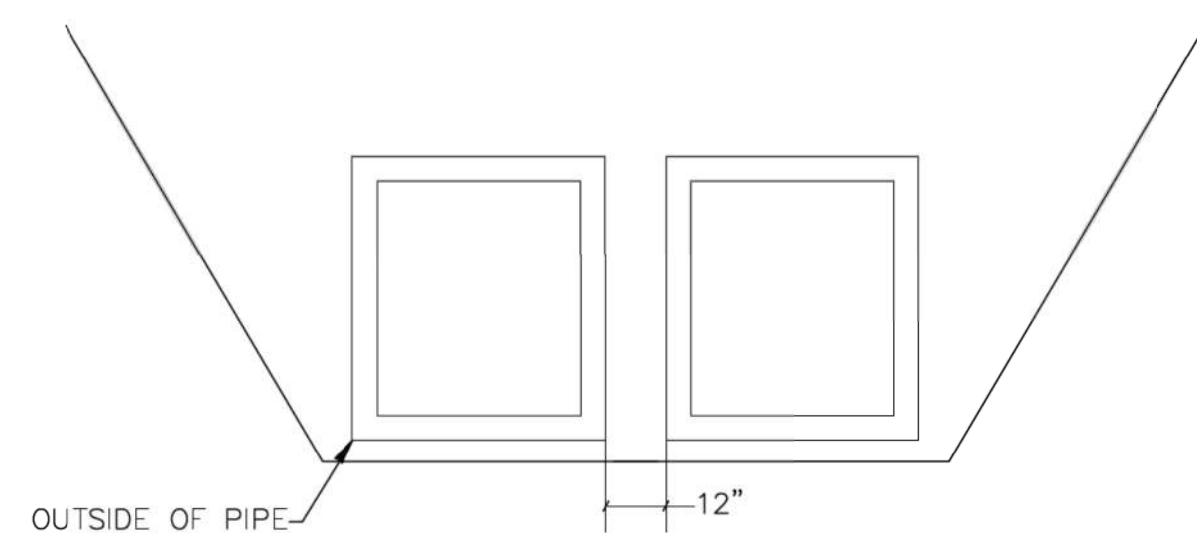
CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONTACT SUGAR LAND ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
2. LIMESTONE AND RECYCLED CONCRETE DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
3. LIMESTONE OR RECYCLED CONCRETE SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION No. 248 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
4. NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS. WHEN WELL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GROUND WATER 1 (FT) BELOW BOTTOM OF TRENCH FOR A MINIMUM OF 24-HRS AFTER BEDDING AND BACKFILL IS IN PLACE.
5. ALL MATERIALS SHALL BE FROM THE APPROVED PRODUCTS LIST UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
6. SANITARY SEWER BEDDING FOR WET SAND CONDITIONS SHALL BE AS PER MODIFIED "A".
7. ALL SAND BEDDING FOR WATER LINES SHALL BE CLEAN, MECHANICALLY COMPACTED BANK SAND.
8. REFER TO: MAN-HOLE DETAILS, SANITARY, C.S.S., GENERAL, WATER CROSSING, WATER DISTRIBUTION DETAILS AND NOTES.
9. ALL BEDDING WILL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.

SL-BB-05

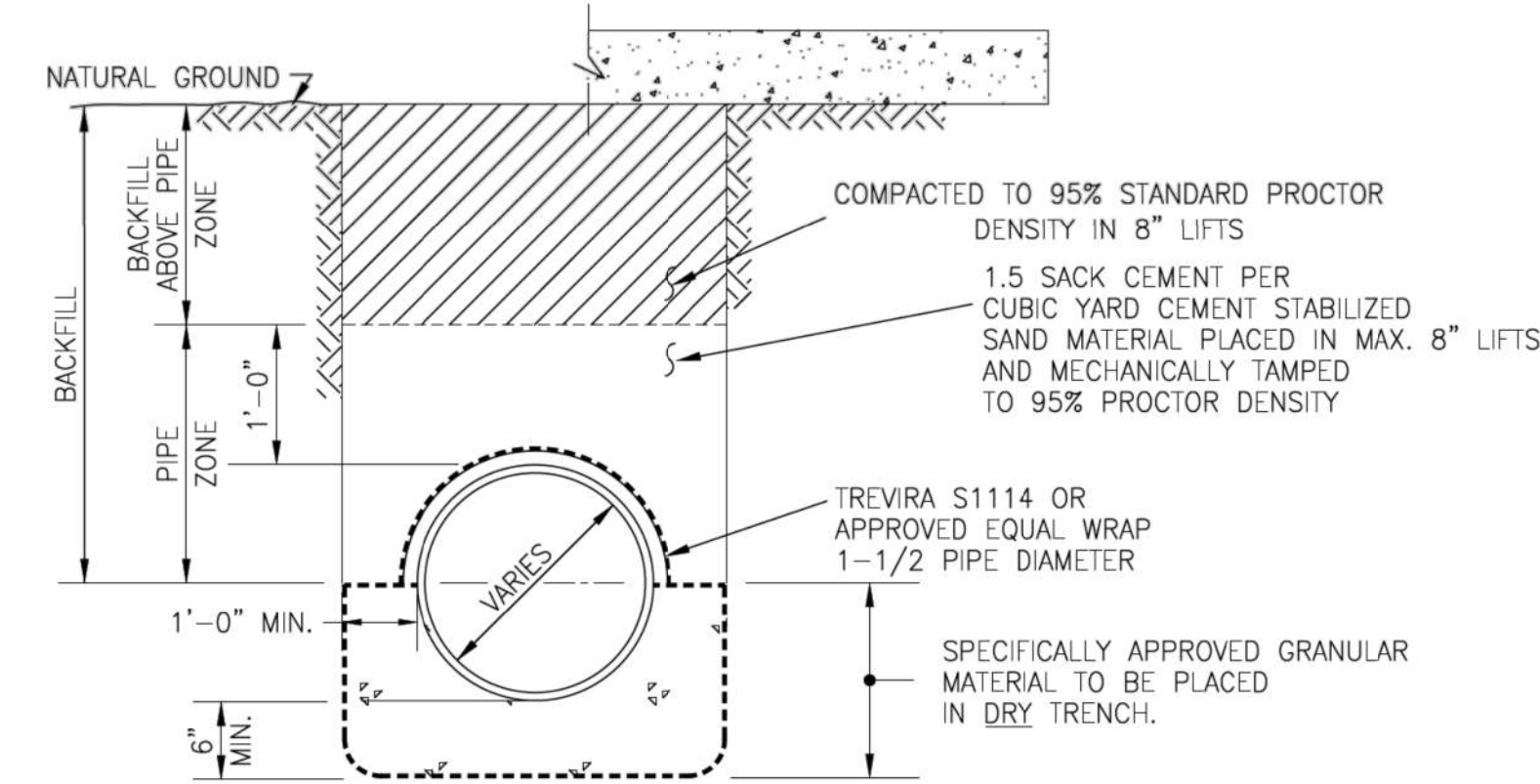


PIPE SEPARATION



RCB SEPARATION

SL-BB-16



MODIFIED "A"

N.T.S.

NOTE: C.S.S. SHALL BE INSTALLED A MIN. 1' ABOVE TOP OF PIPE.

SANITARY SEWER
BEDDING AND BACKFILL

SL-BB-03

REFER TO:

1. GENERAL NOTES
2. C.S.S. NOTES

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

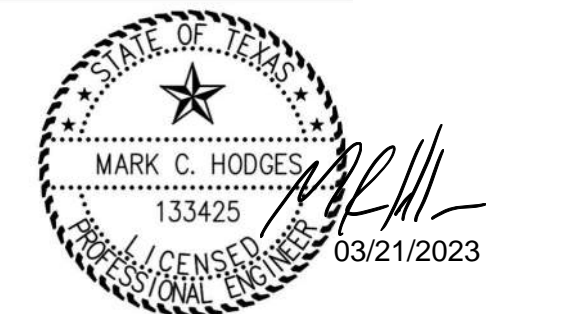
TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

**SANITARY DETAILS
(2 OF 2)**

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
DWN. NPM. DATE 6/22	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	

SCALE: HORIZ. N/A	SHEET 36 OF 49 SHEETS
VERT. N/A	

REVISION DATE: OCTOBER 2021

P:\4027-000\Drawings\Detail\21027000-DE-SANITARY SEWER DETAIL.dwg Mar 21, 2023 11:56am Edited by: NMacgregor

City of Angleton Manhole Cover Detail



Product Number
41421042

Design Features
- Male/female
- Gray Iron (CL35B)
- Design Load
- Heavy Duty
- Open Area

Coating
- n/a
- Undipped
- Designates Machined Surface

Certification
- ASTM A48

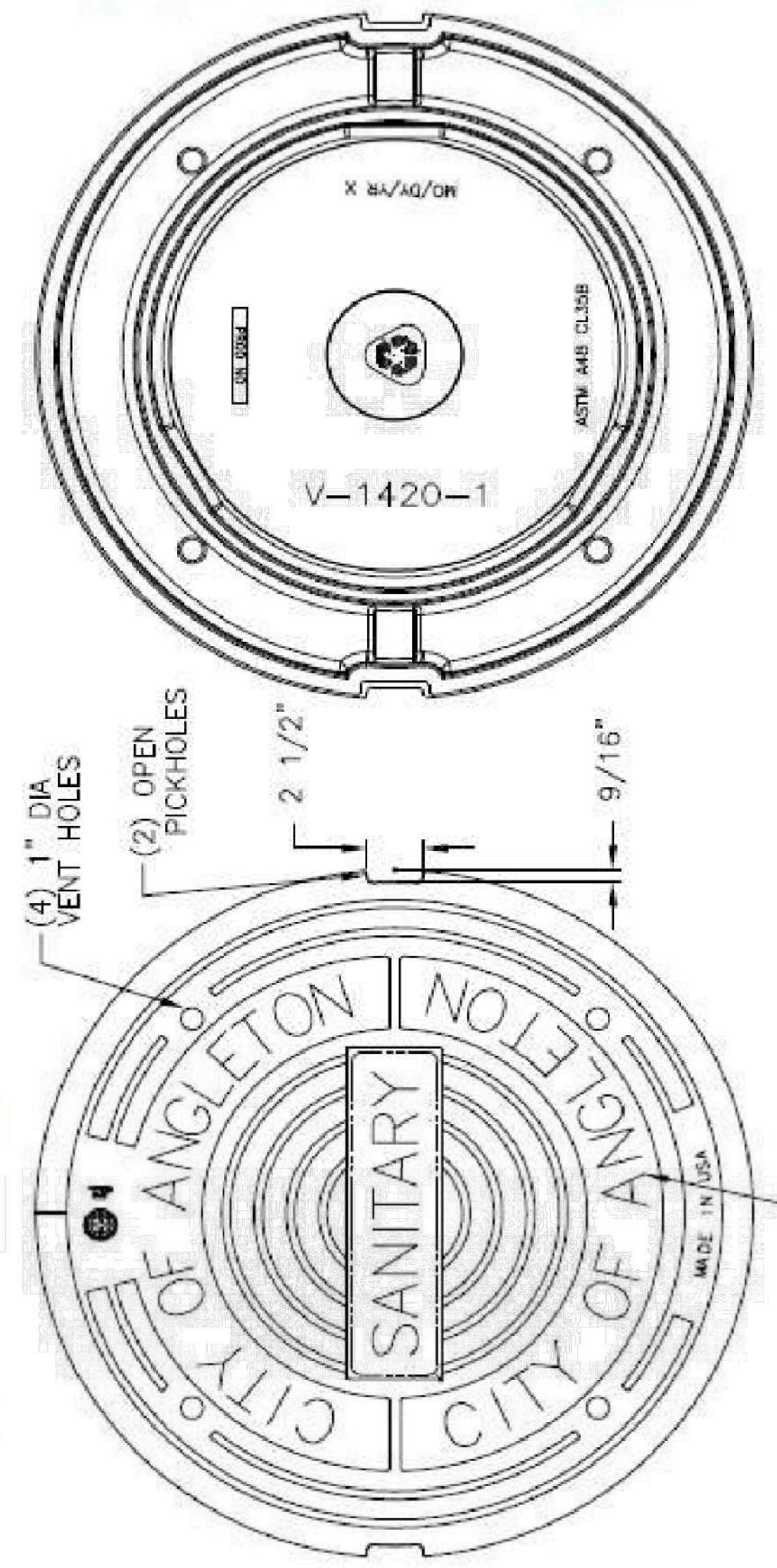
- Country of Origin: USA

Drawing Revisions
10/07/2004 Designer: SBB
11/03/2016 Revised By: MAH

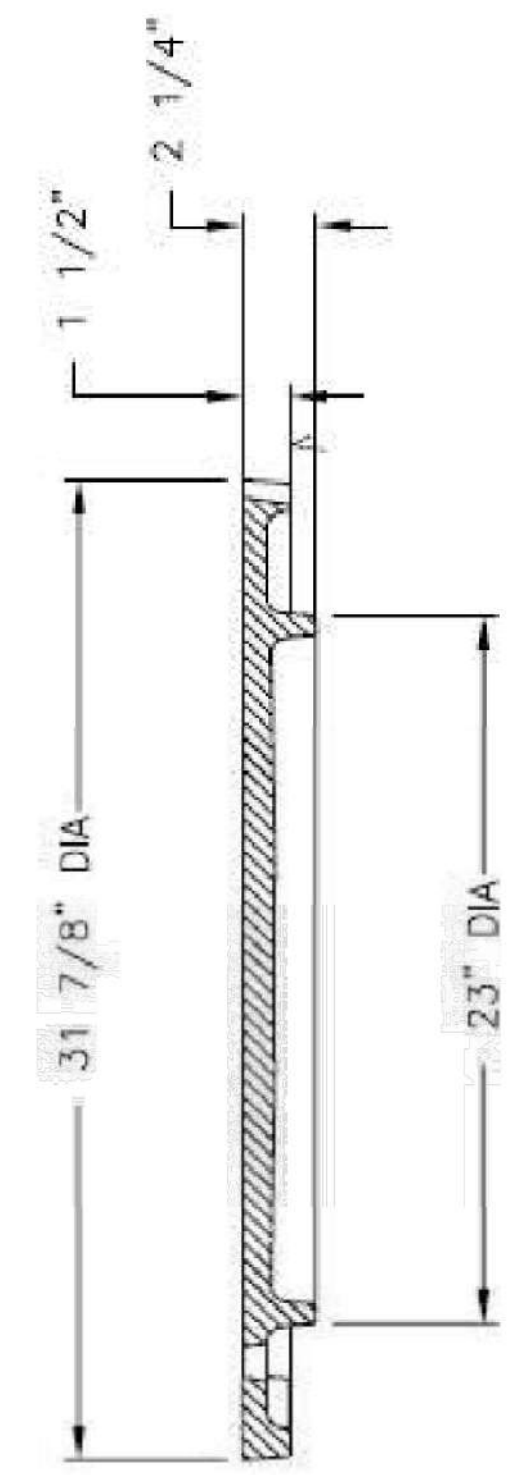
Disclaimer
The undersigned (Professional Engineer) has prepared this drawing (specification) and the same is provided for your reference, we assume no responsibility for any errors or omissions. It is the responsibility of the client to verify the accuracy of the information provided. This drawing is the property of E.J. ODYSSEY, Inc. and its subsidiaries. All rights reserved. All other marks, patents, trade names, trademarks, registered marks, etc. are the property of their respective owners. © 2023 E.J. ODYSSEY, Inc.

Contact
800.626.4653
www.odysseyeg.com

V1420-1 Cover



BOTTOM VIEW



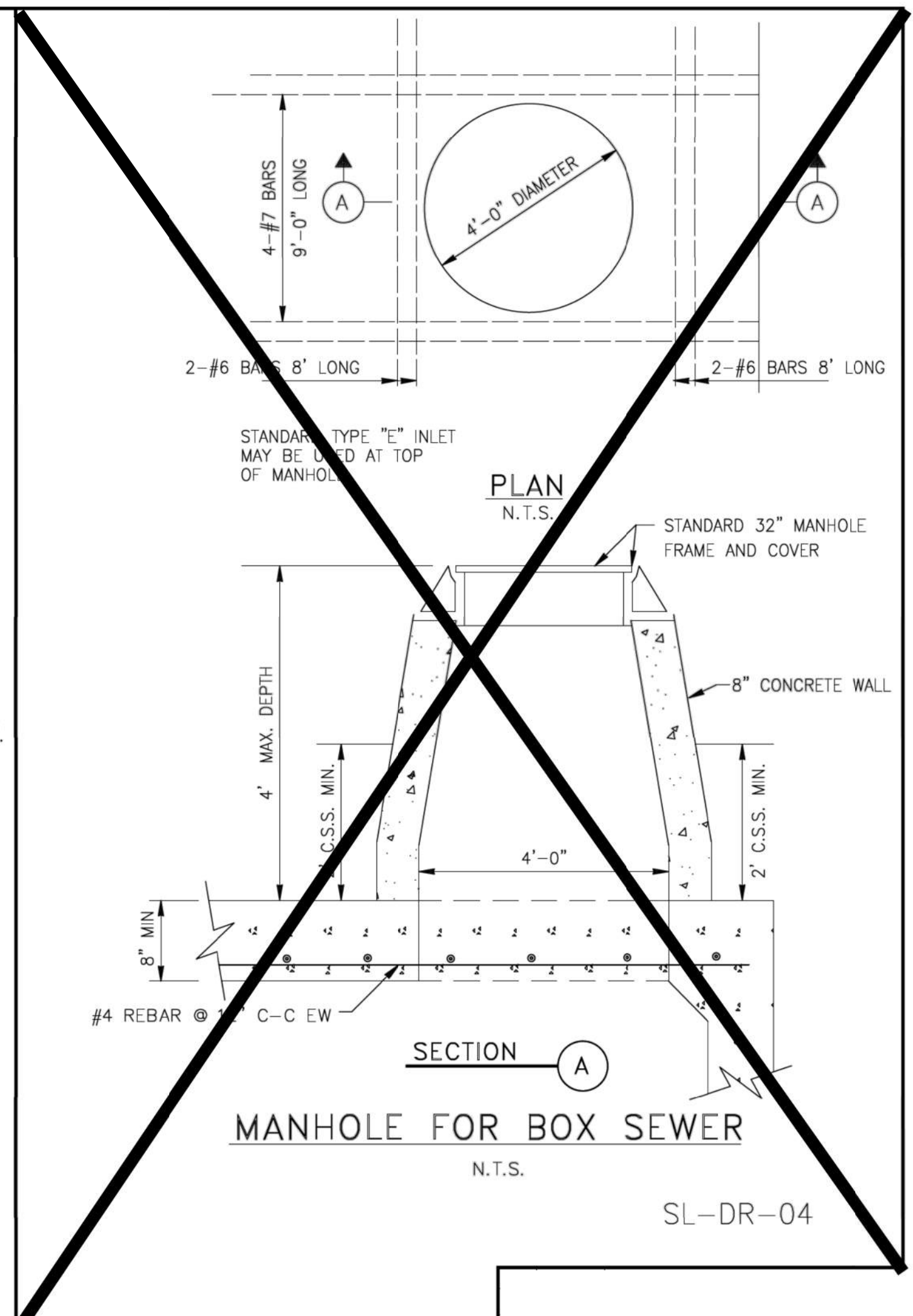
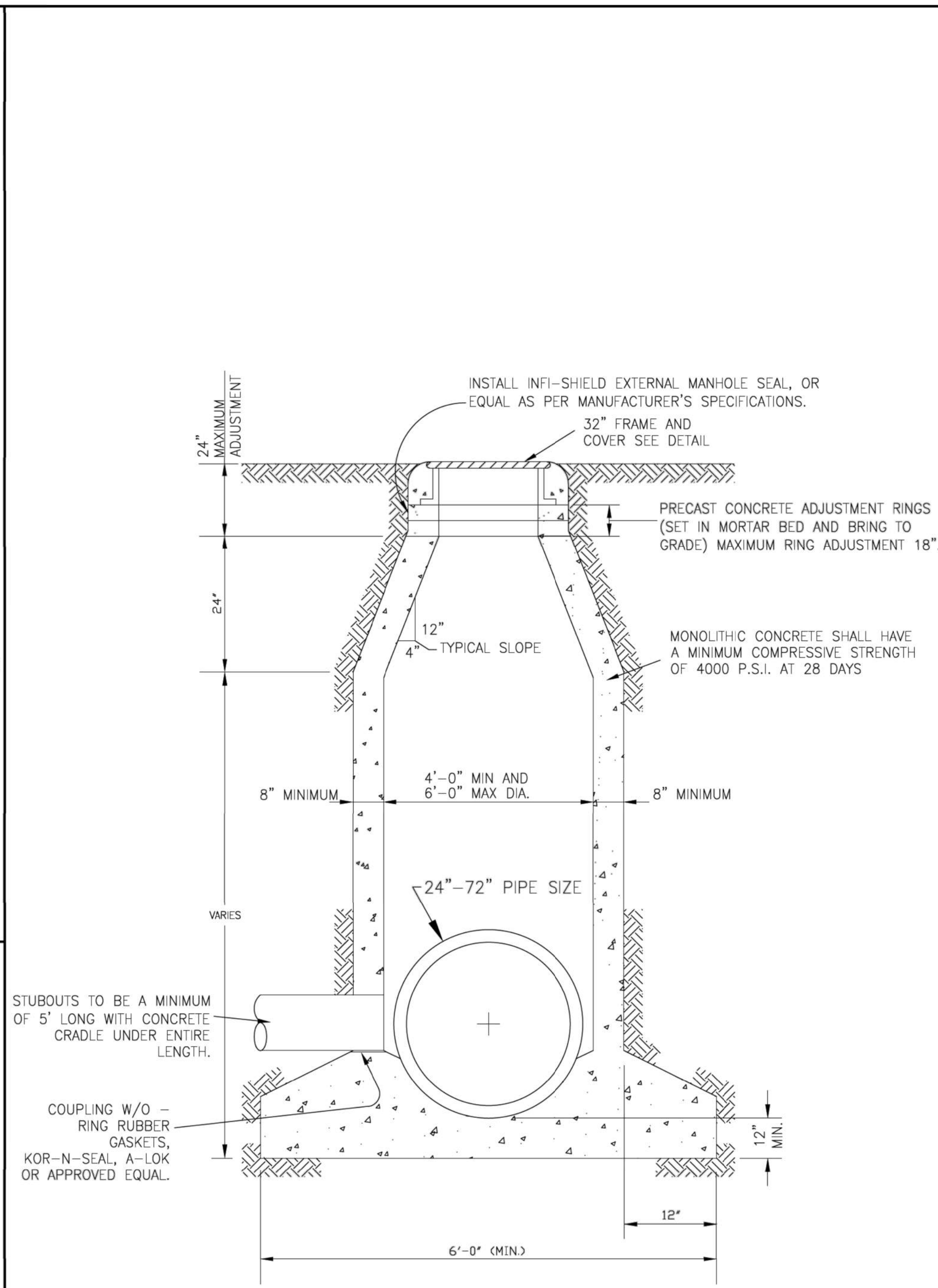
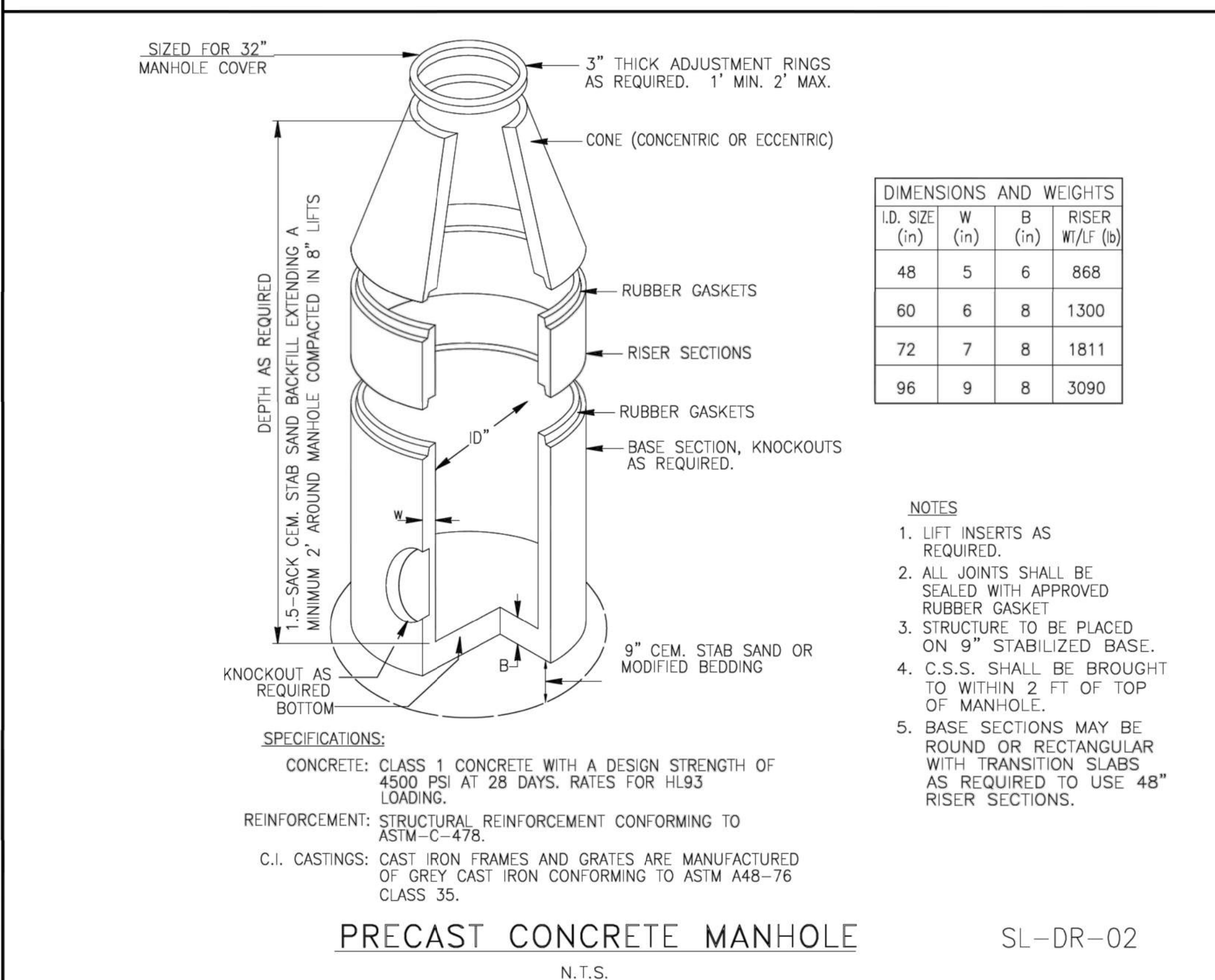
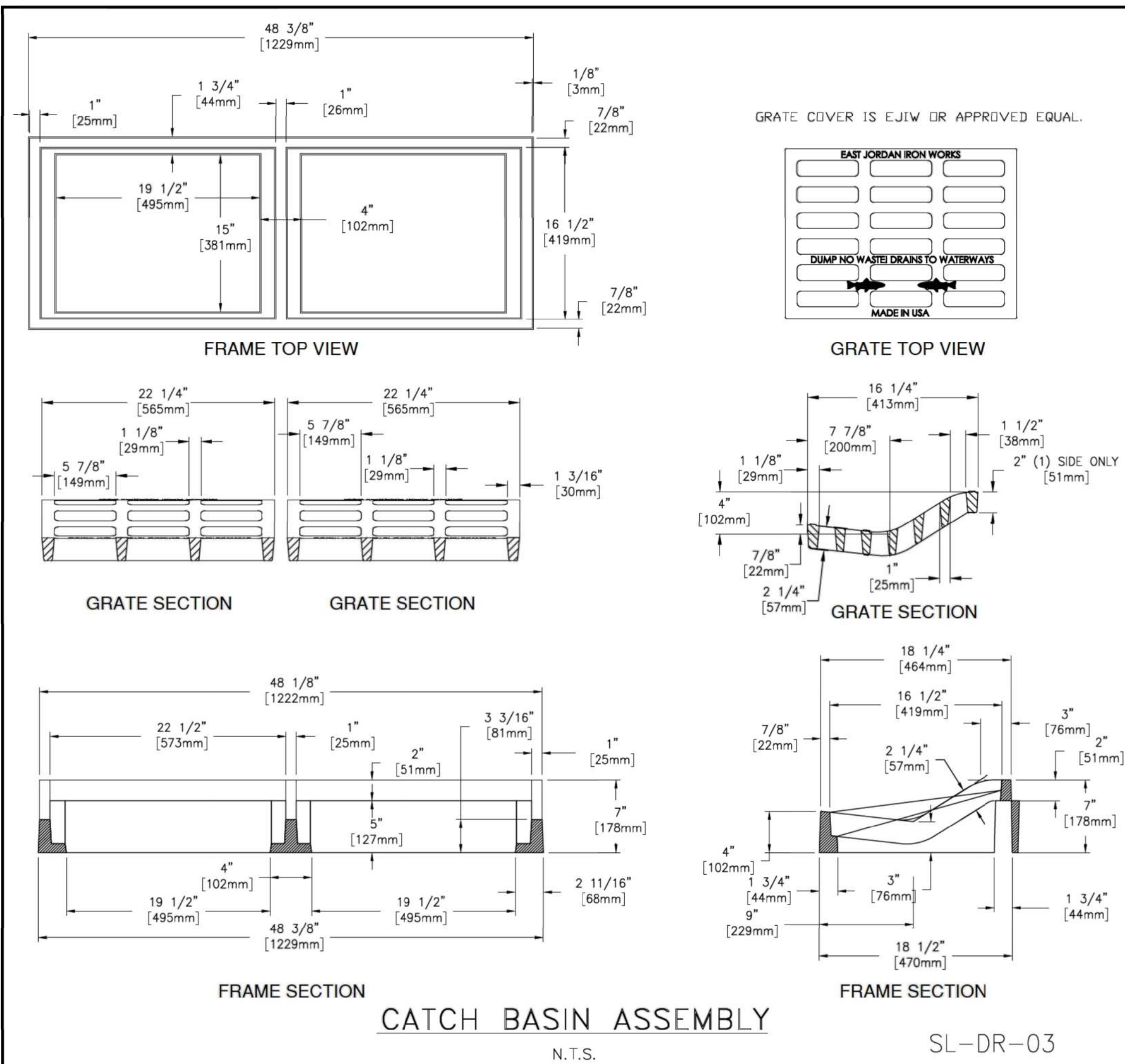
COVER SECTION

NOTES

1. MATERIAL SPECIFICATION SHALL BE ASTM A-48 CLASS 35B.
2. COVER TO BE SOLID, WITHOUT HOLES AND WITH NON-PENETRATION RIM ACCESS RECESSES ONLY.
3. HORIZONTAL BEARING SURFACES TO BE MACHINED AND SEALED AT INSTALLATION WITH WATERPROOF GREASE COATING.
4. LOAD RATING TO BE HEAVY-DUTY.
5. MANHOLE FRAMES AND COVERS SET IN FARM TO MARKET ROADS OR HIGHWAYS SHALL FOLLOW TXDOT SPECIFICATIONS. (UNLESS OTHERWISE NOTED BY ANGLETON)

BENCHMARK(S) / FLOODPLAIN		
<p>BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.</p> <p>TEMPORARY BENCHMARK -A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)</p> <p>TEMPORARY BENCHMARK -B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)</p> <p>FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".</p>		
APPR.	REVISION	DATE
<p>ODYSSEY ENGINEERING GROUP 2500 Tanglewilde Street, Suite 300 Houston, Texas 77063 t: 281.306.0240 www.odysseyeg.com TBPE No. F-17637</p>		
<p>CITY OF ANGLETON BRAZORIA COUNTY, TEXAS</p> <p>121 S Velasco, Angleton, Texas 77515</p>		
<p>CITY OF ANGLETON LIVE OAK RANCH</p>		
<p>ANGLETON MANHOLE COVER DETAIL</p>		
SURV. MS. DATE 5/22	JOB NO.	21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO.	I-21027000-01
CHKD. NPM. DATE 3/23		
APPR. MCH. DATE 3/23		
SCALE:		
HORIZ. N/A		
VERT. N/A		
	SHEET	37 OF 49 SHEETS

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- GENERAL CONSTRUCTION NOTES:**
- ALL CAST CONCRETE BASES AND WALLS SHALL HAVE # 4 REBAR @ 12" C-C EW
 - CONCRETE SHALL BE 3000 PSI MIN.
 - USE C.S.S. BEDDING AS PER DETAILS 1 1/2 SK, COMPACTED 8" LIFTS (MAX.) TO 95% STANDARD.

- REFER TO:**
- GENERAL NOTES, C.S.S & CONCRETE NOTES
 - STORM SEWER NOTES

BENCHMARK(S) / FLOODPLAIN

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STATE OF TEXAS
MARK C. HODGES
133425
03/21/2023

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

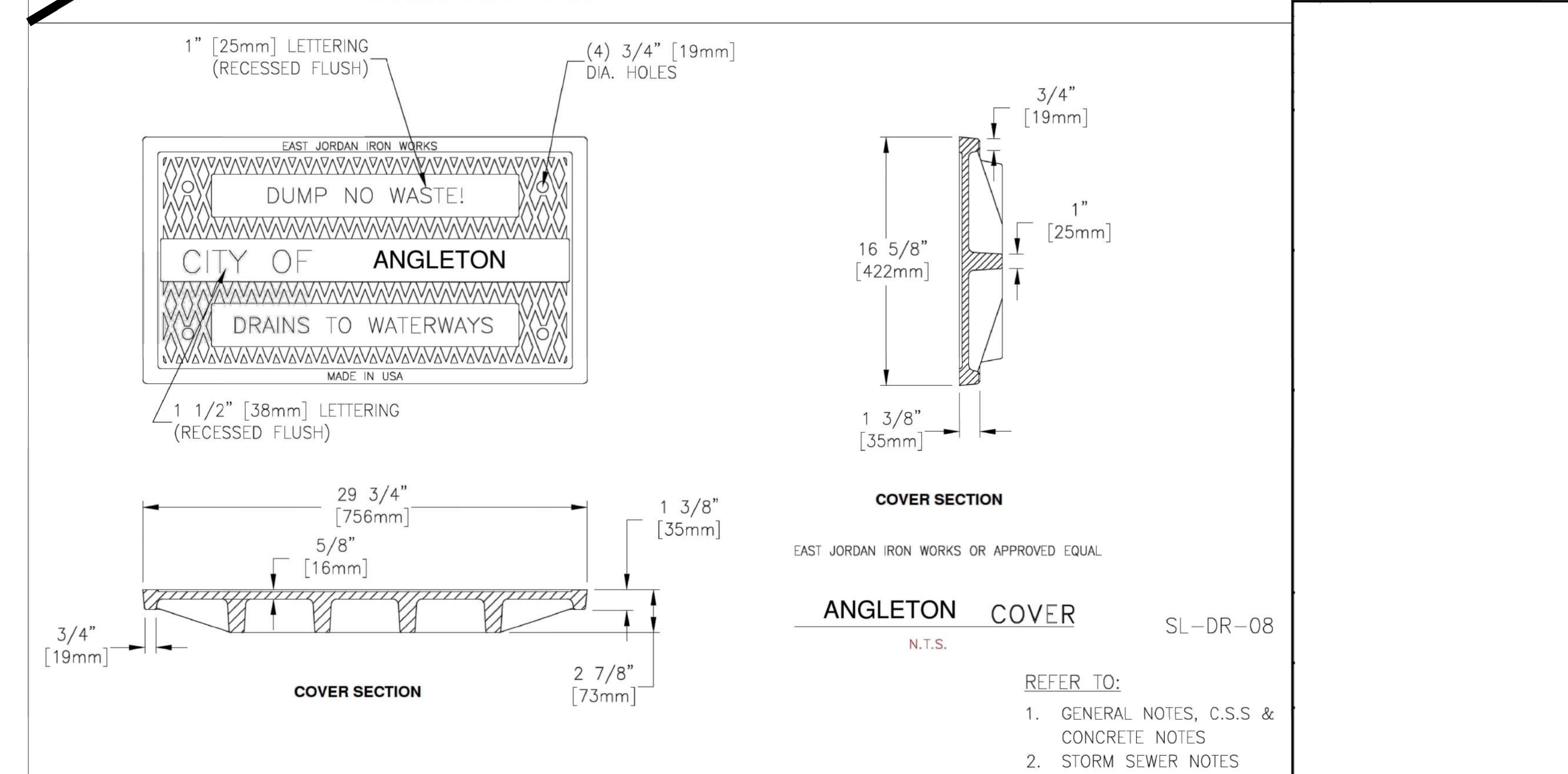
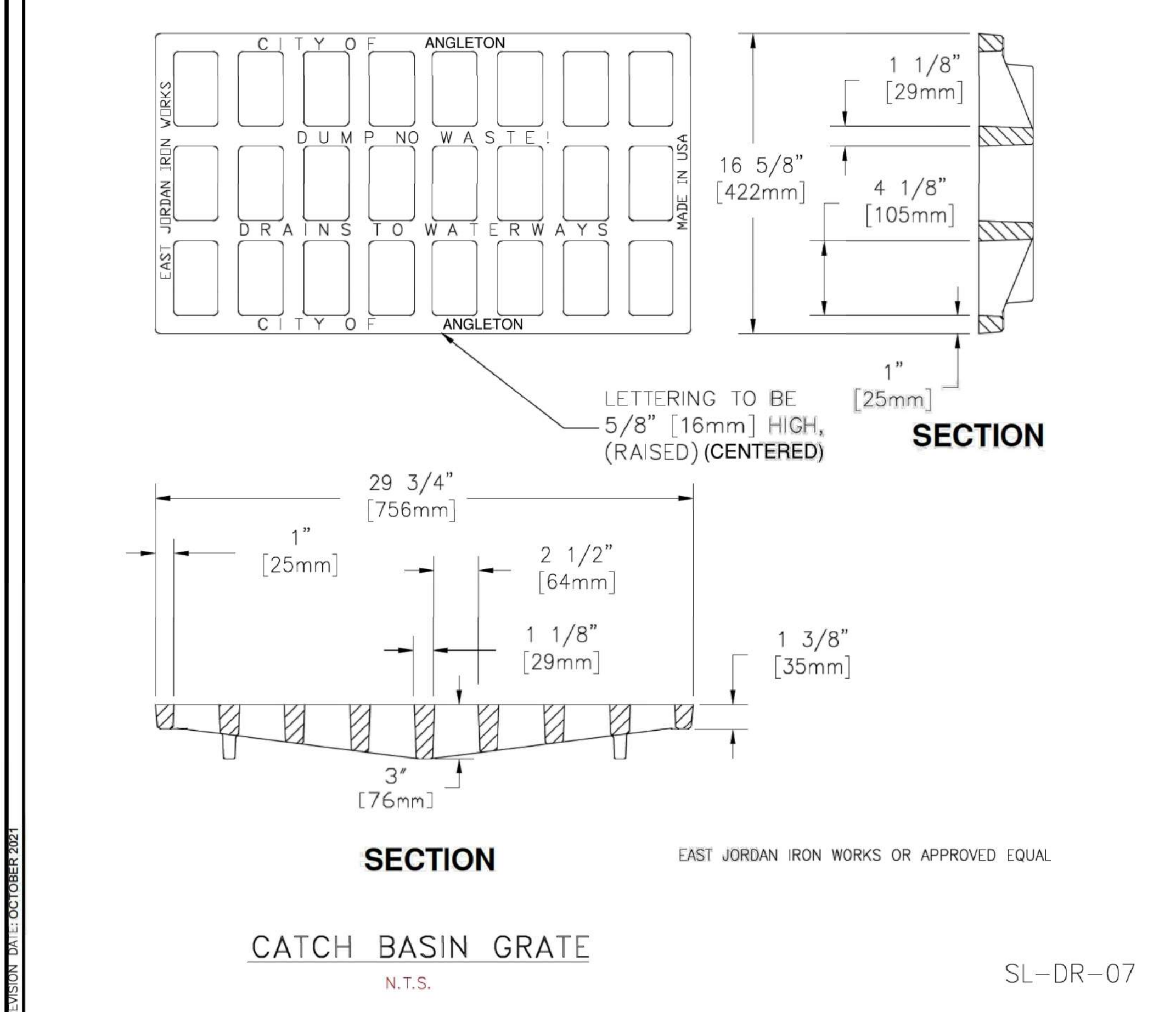
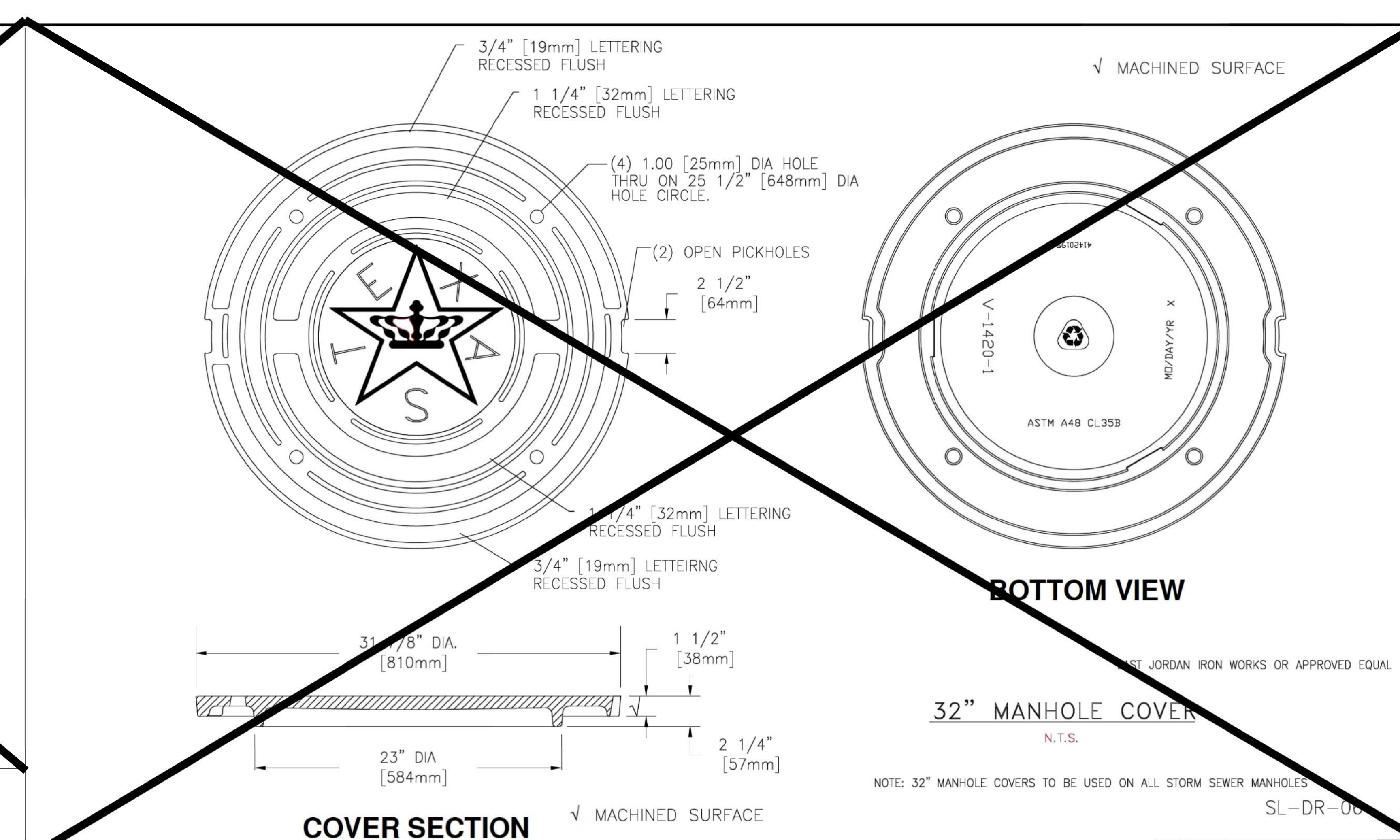
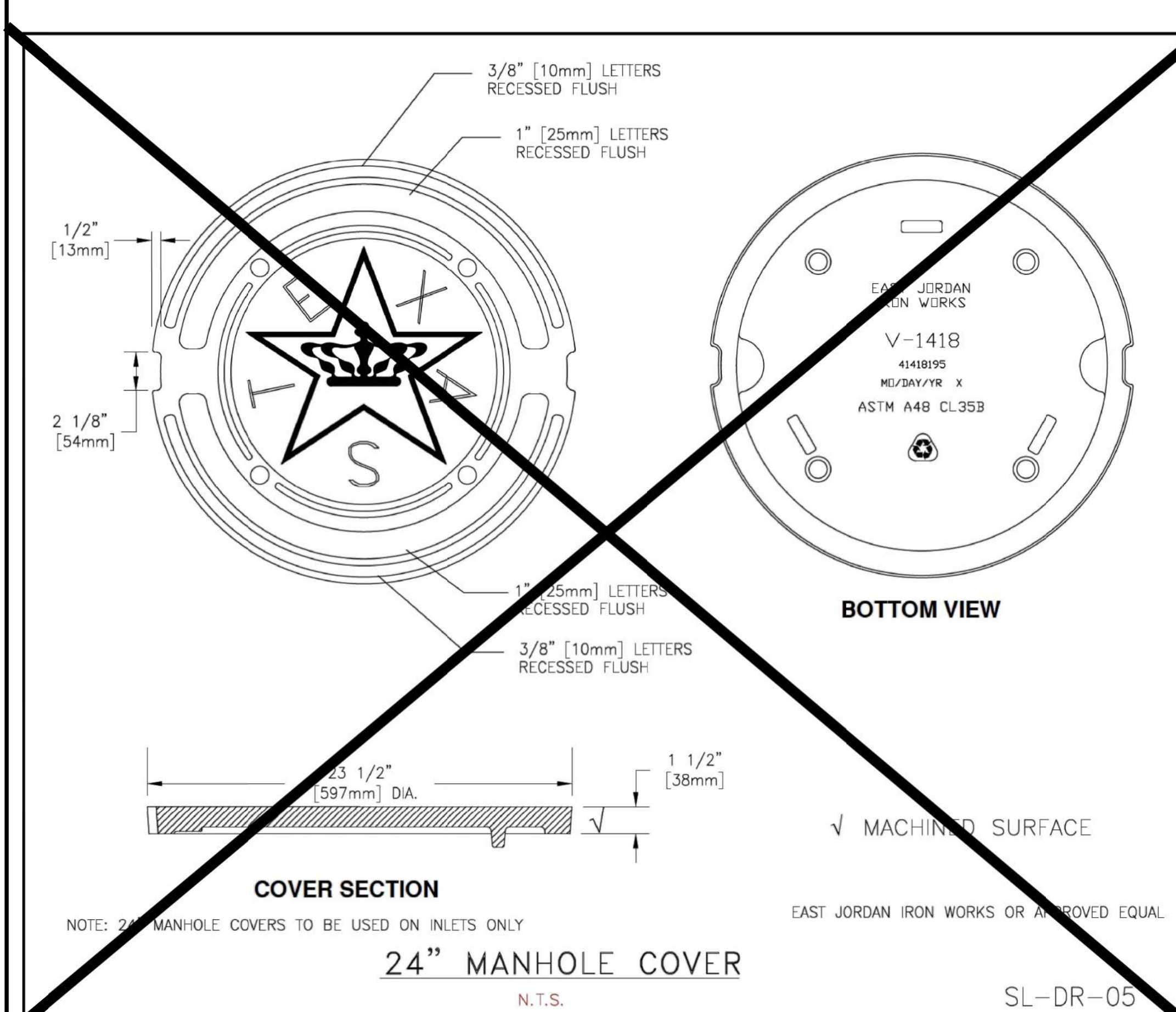
**STORM DETAILS
(1 OF 10)**

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		
SCALE:	HORIZ	NIA			
	VERT.	NIA			

SHEET 38 OF 49 SHEETS

REVISION DATE: OCTOBER 2021

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BENCHMARK(S) / FLOODPLAIN		
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APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637

STATE OF TEXAS
 MARK C. HODGES
 133425
 03/21/2023

**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**
 121 S Velasco,
 Angleton, Texas 77515

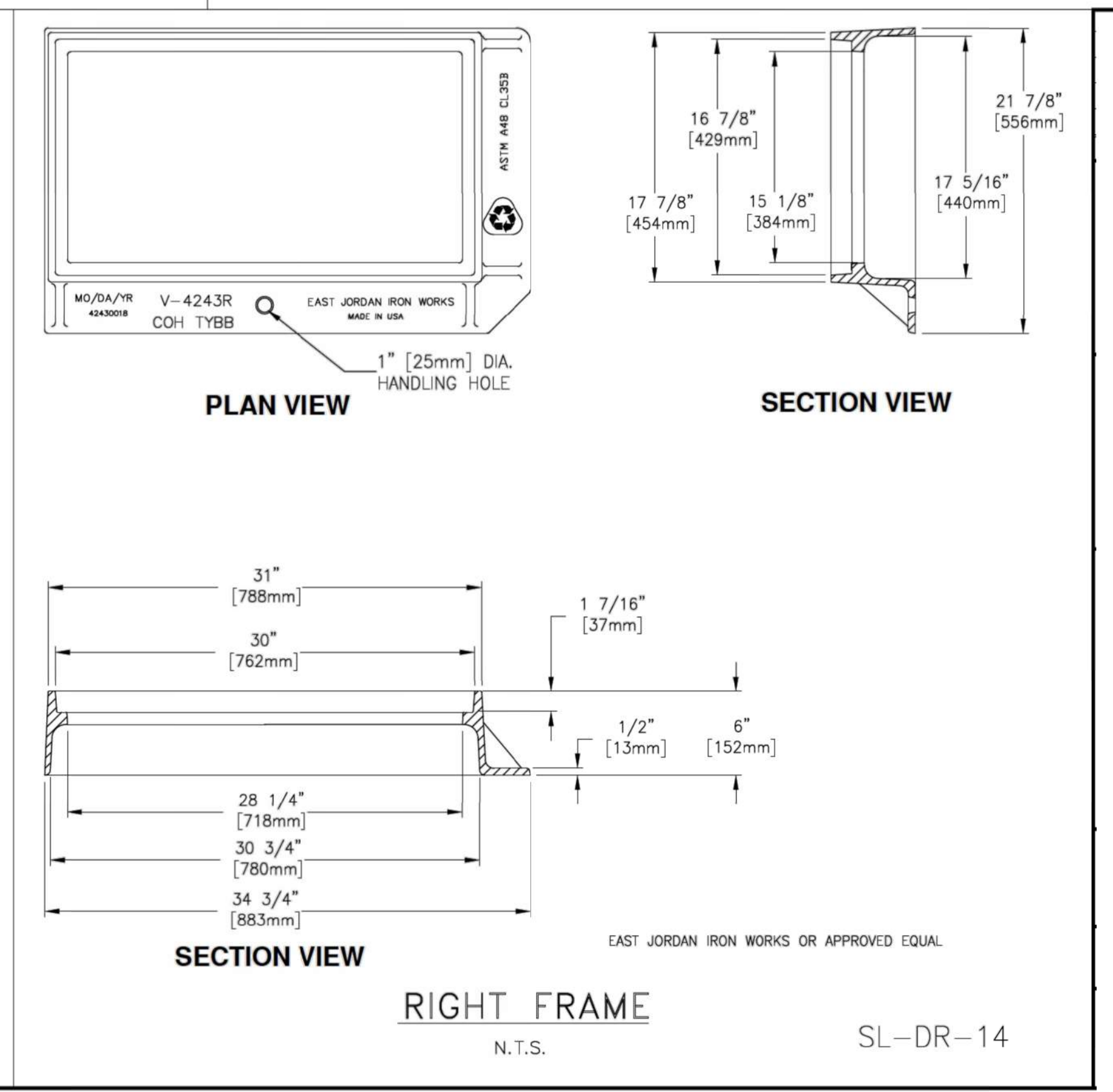
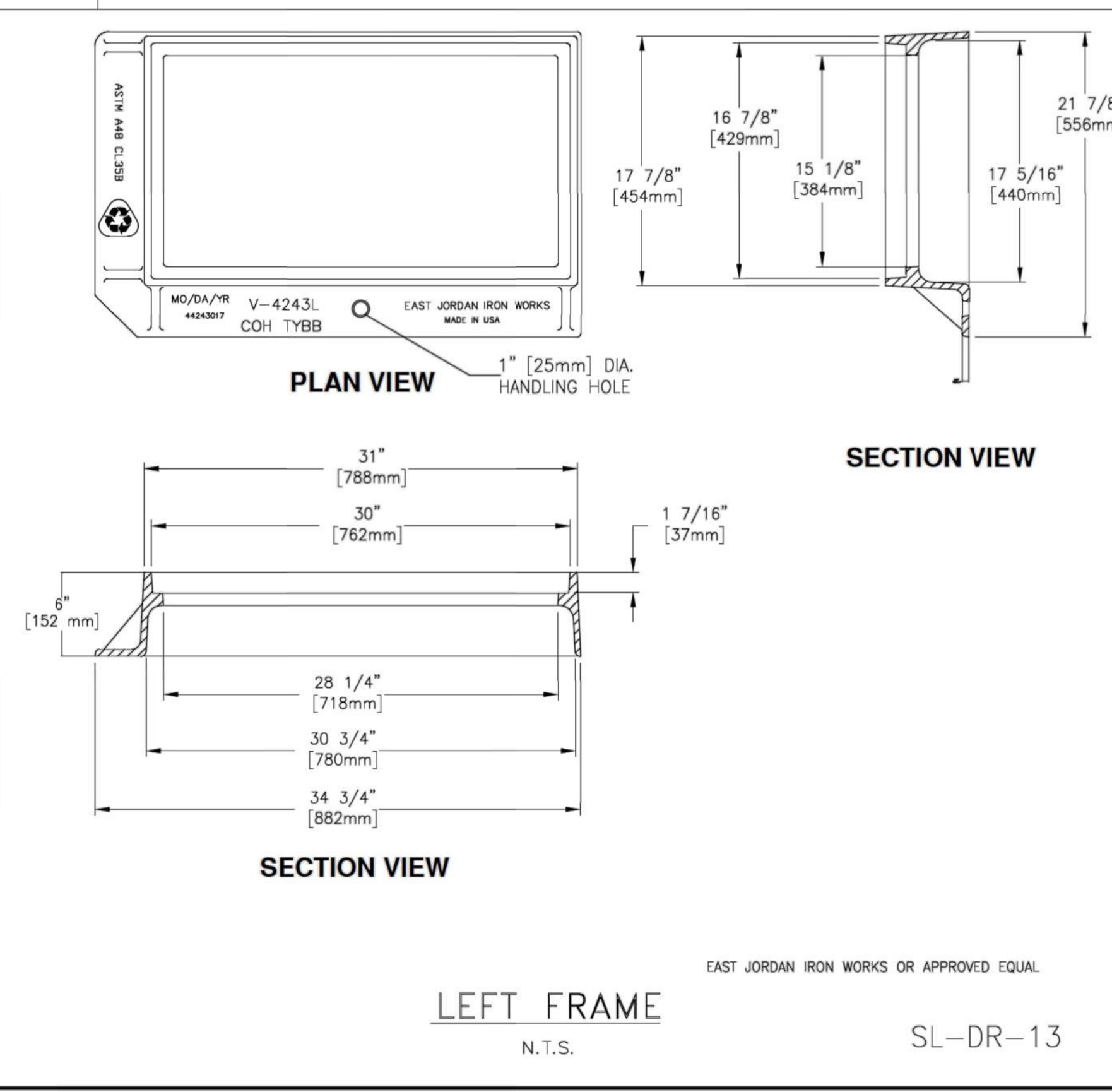
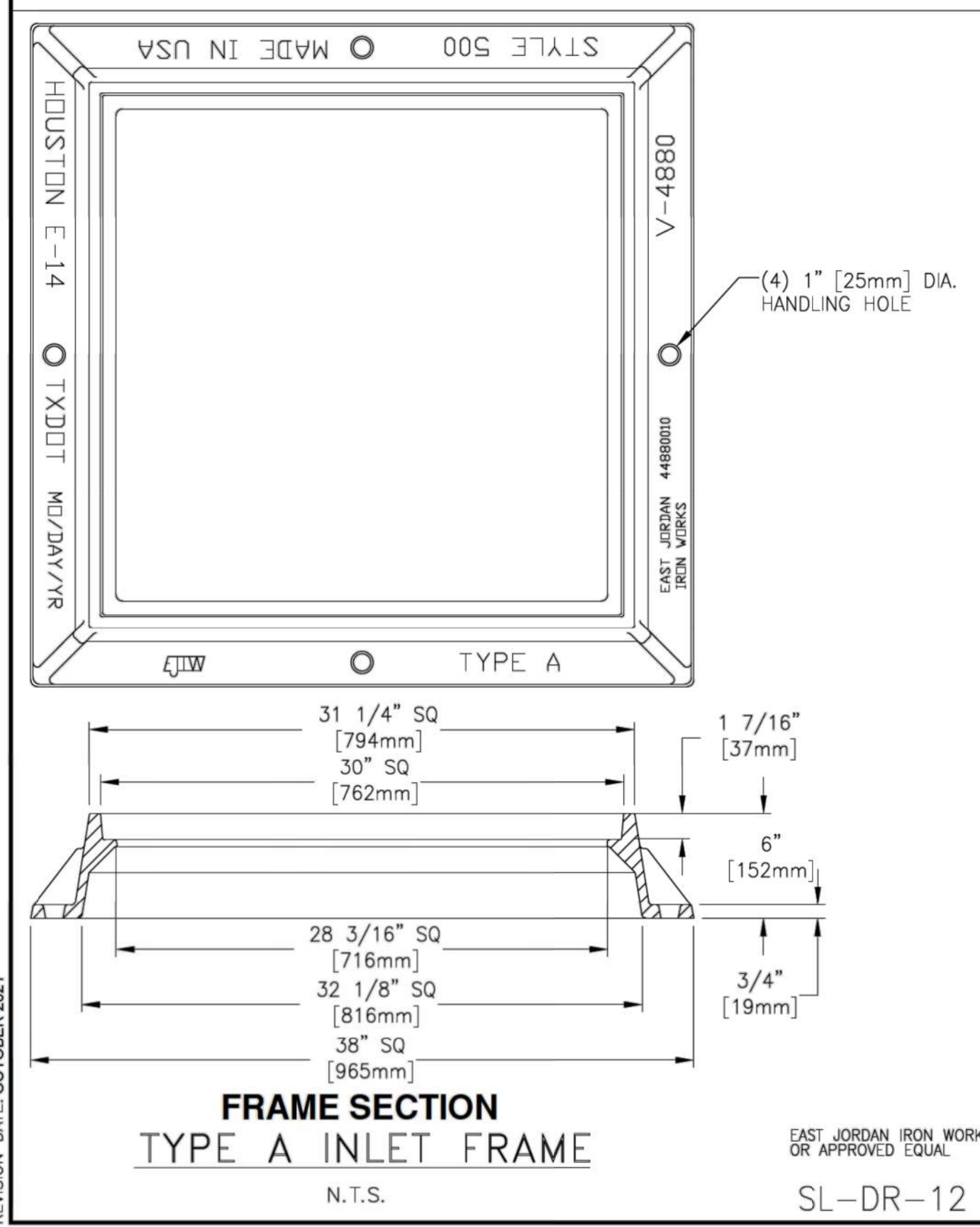
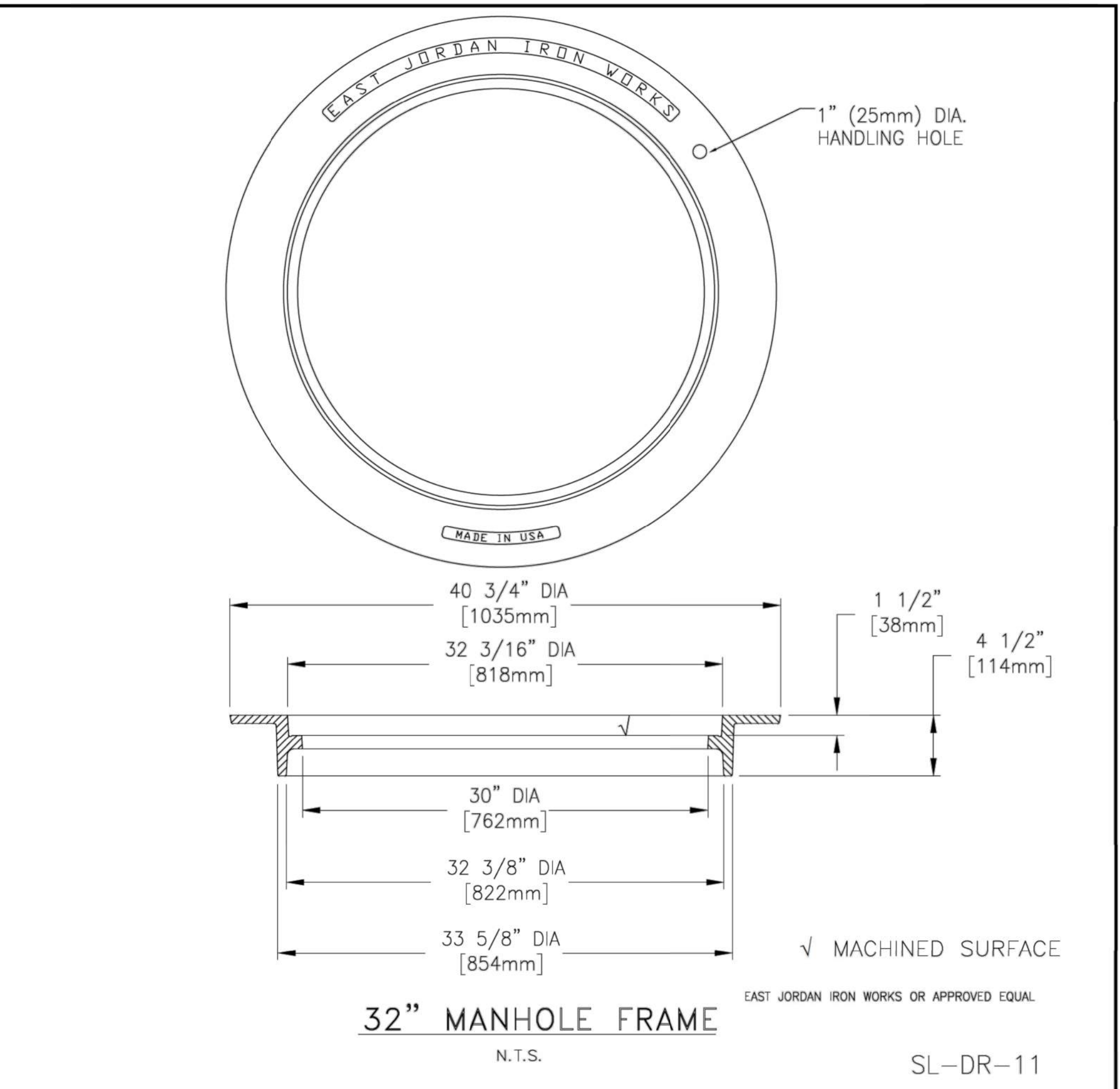
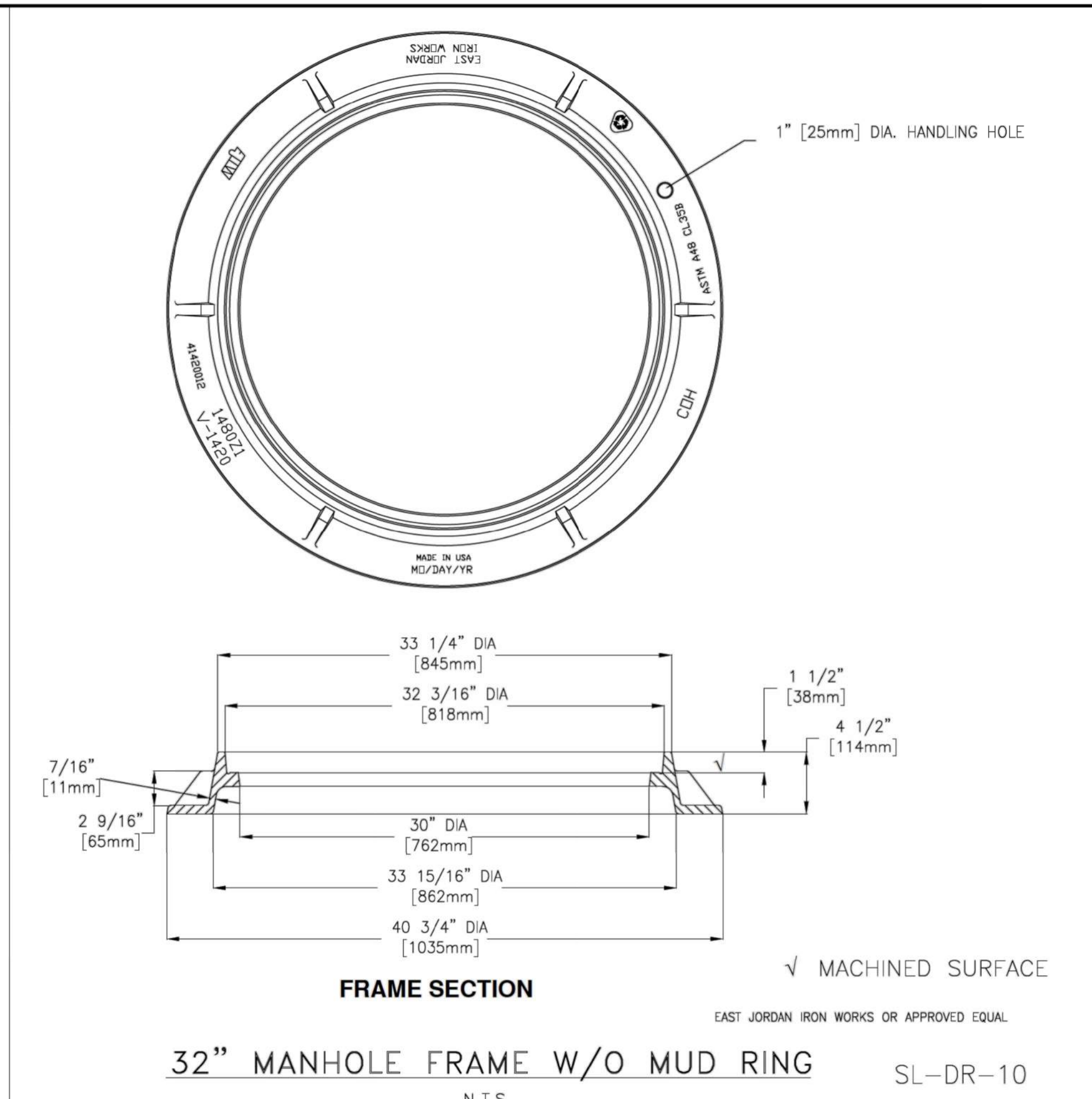
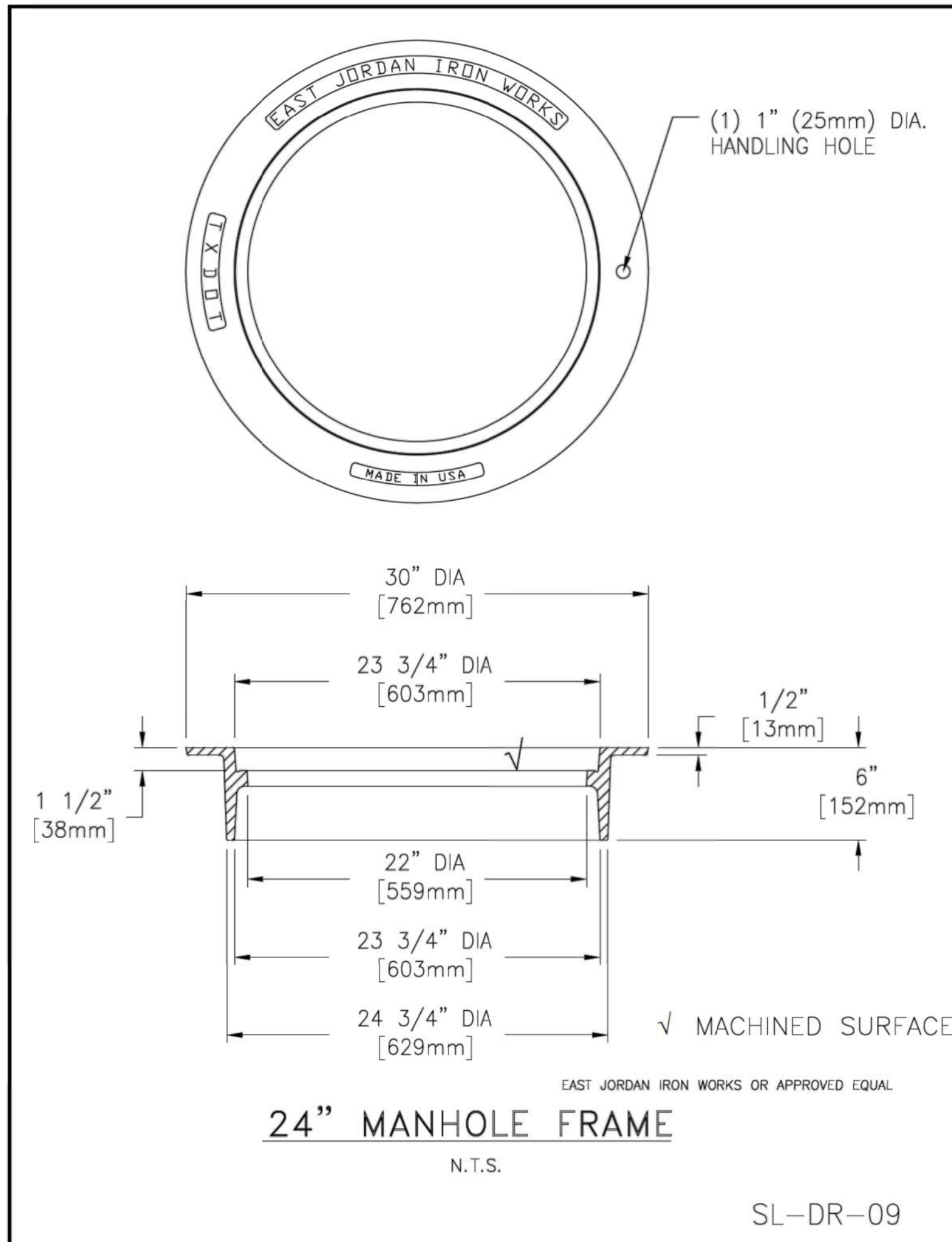
CITY OF ANGLETON
 LIVE OAK RANCH

STORM DETAILS
 (2 OF 10)

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
CHKD. MCH. DATE 3/23	APPR. MCH. DATE 3/23
SCALE: HORIZ. N/A	SHEET 39 OF 49 SHEETS
VERT. N/A	

REVISION DATE: OCTOBER 2021

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BENCHMARK(S) / FLOODPLAIN

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STATE OF TEXAS
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BRAZORIA COUNTY, TEXAS**

121 S Velasco,
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**CITY OF ANGLETON
LIVE OAK RANCH**

**STORM DETAILS
(3 OF 10)**

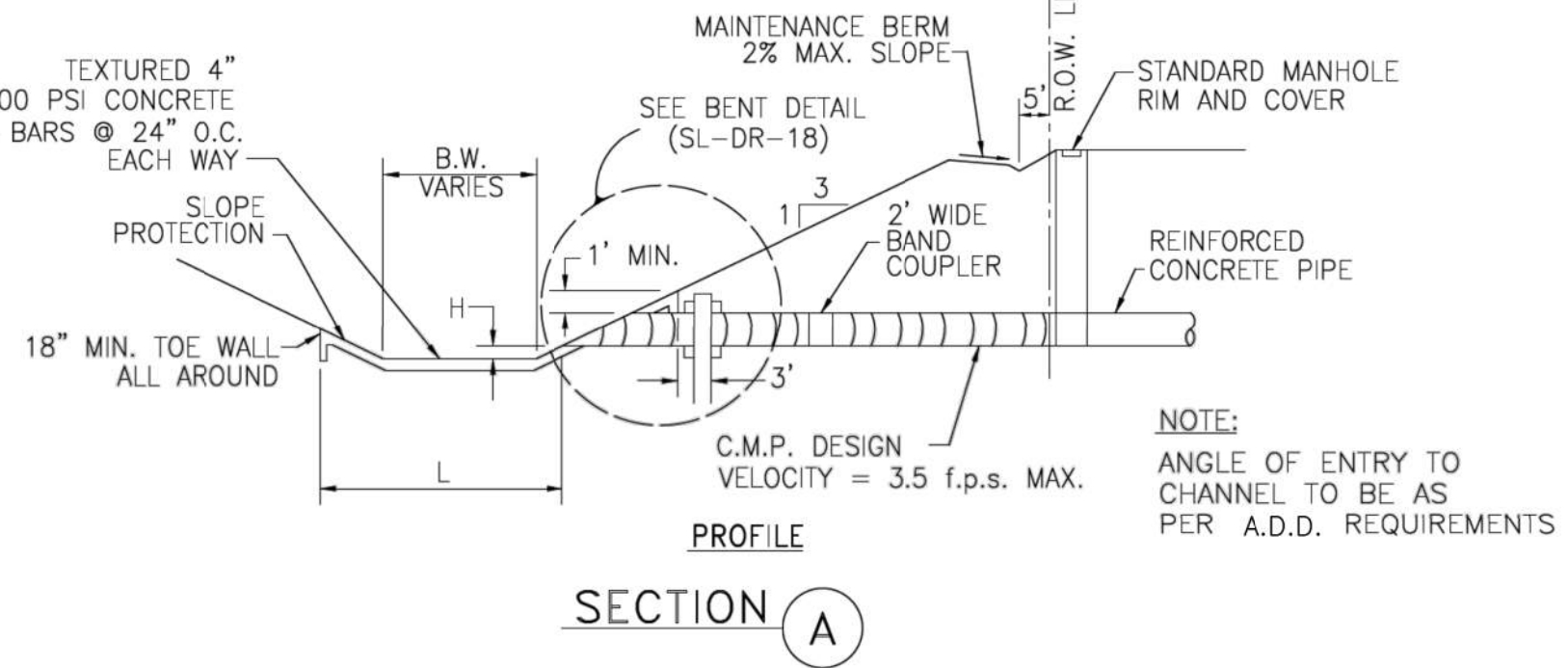
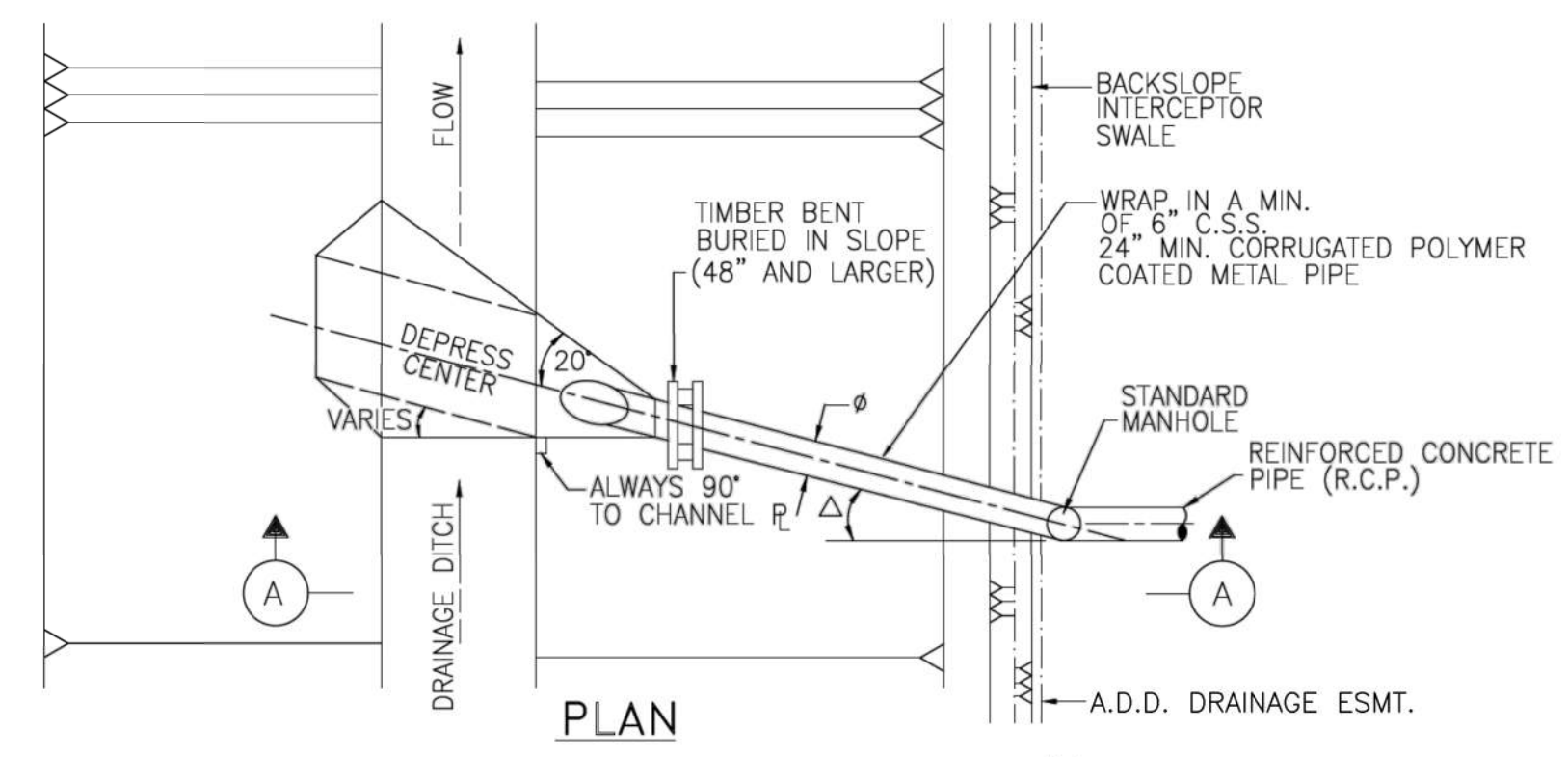
SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:
HORIZ. N/A
VERT. N/A

SHEET 40 OF 49 SHEETS

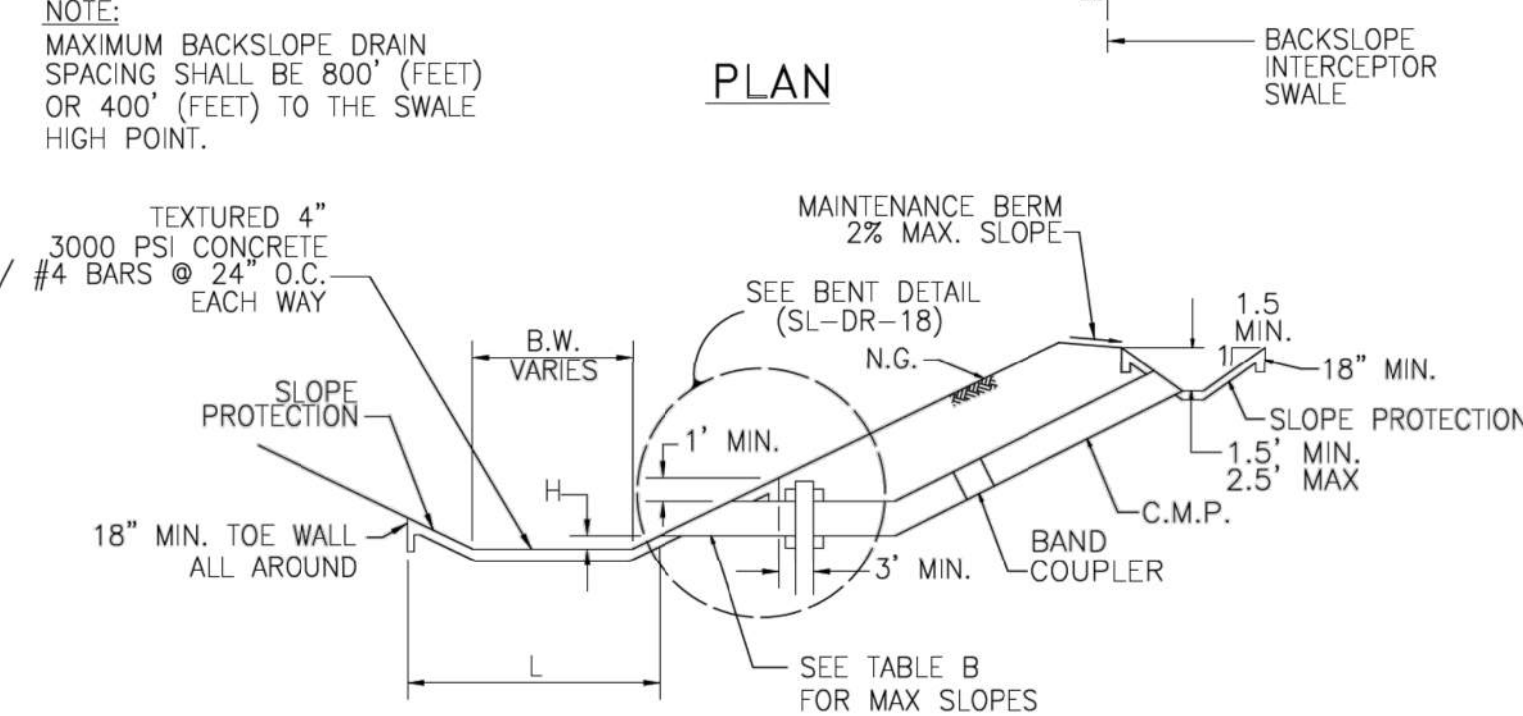
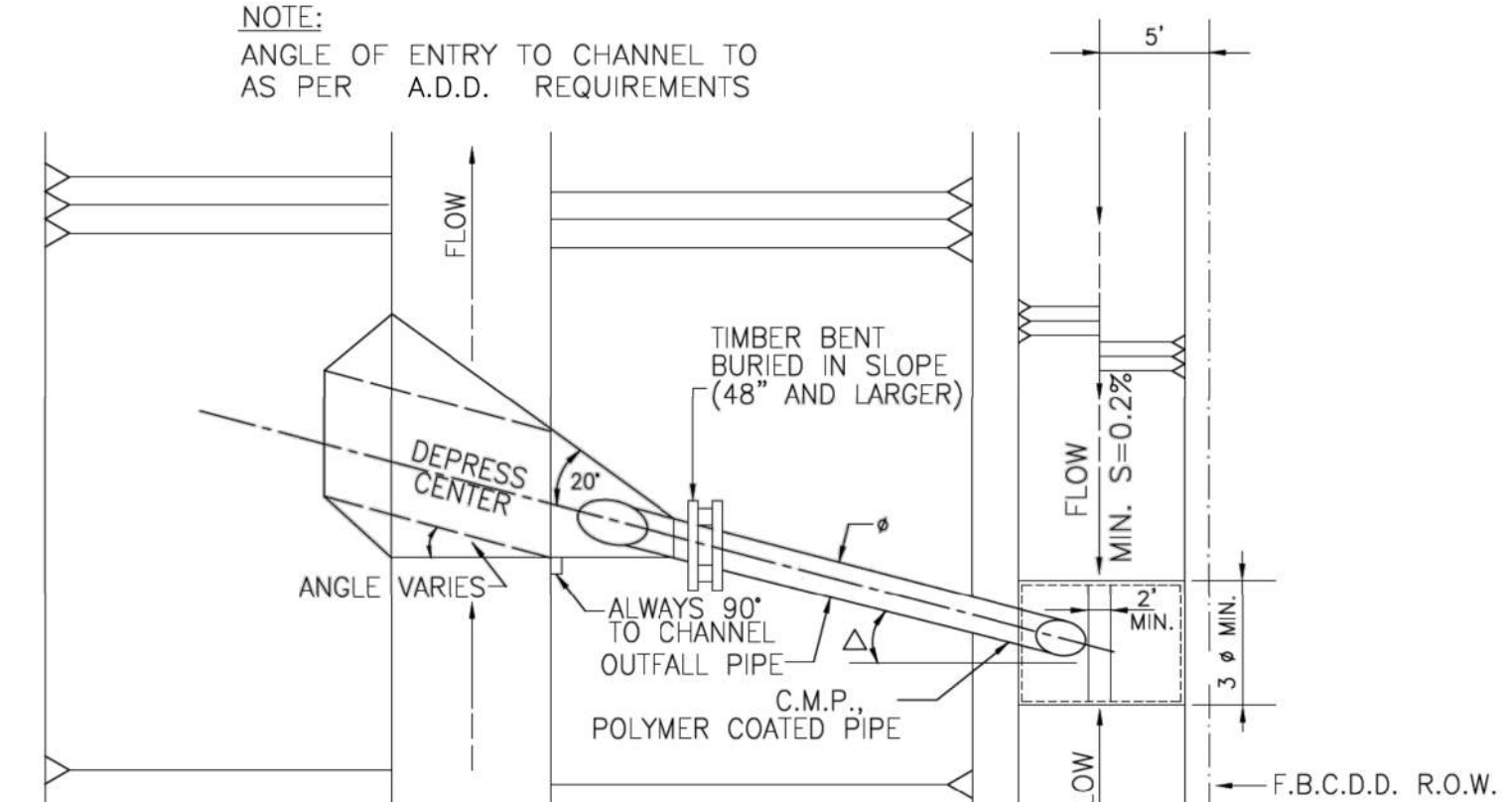
REVISION DATE: OCTOBER 2021

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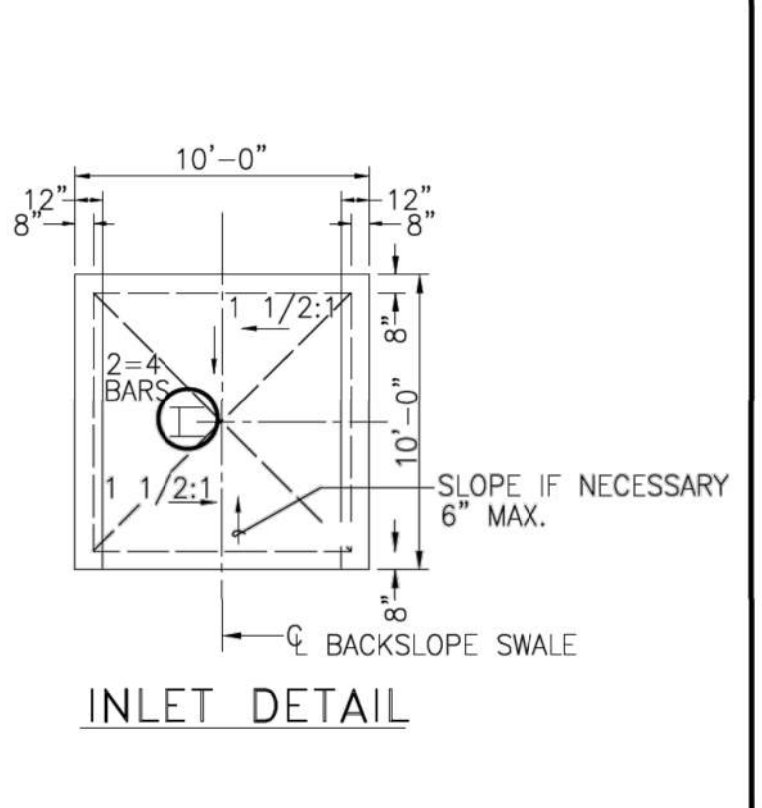
STORM SEWER OUTFALL
N.T.S.

SL-DR-15

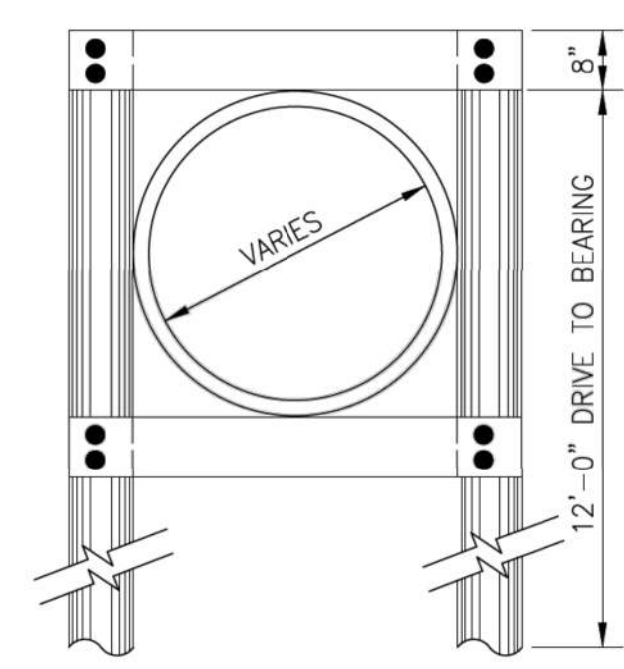


BACKSLOPE INLET & OUTFALL
N.T.S.

SL-DR-16



SL-DR-20



SL-DR-21

TABLE A

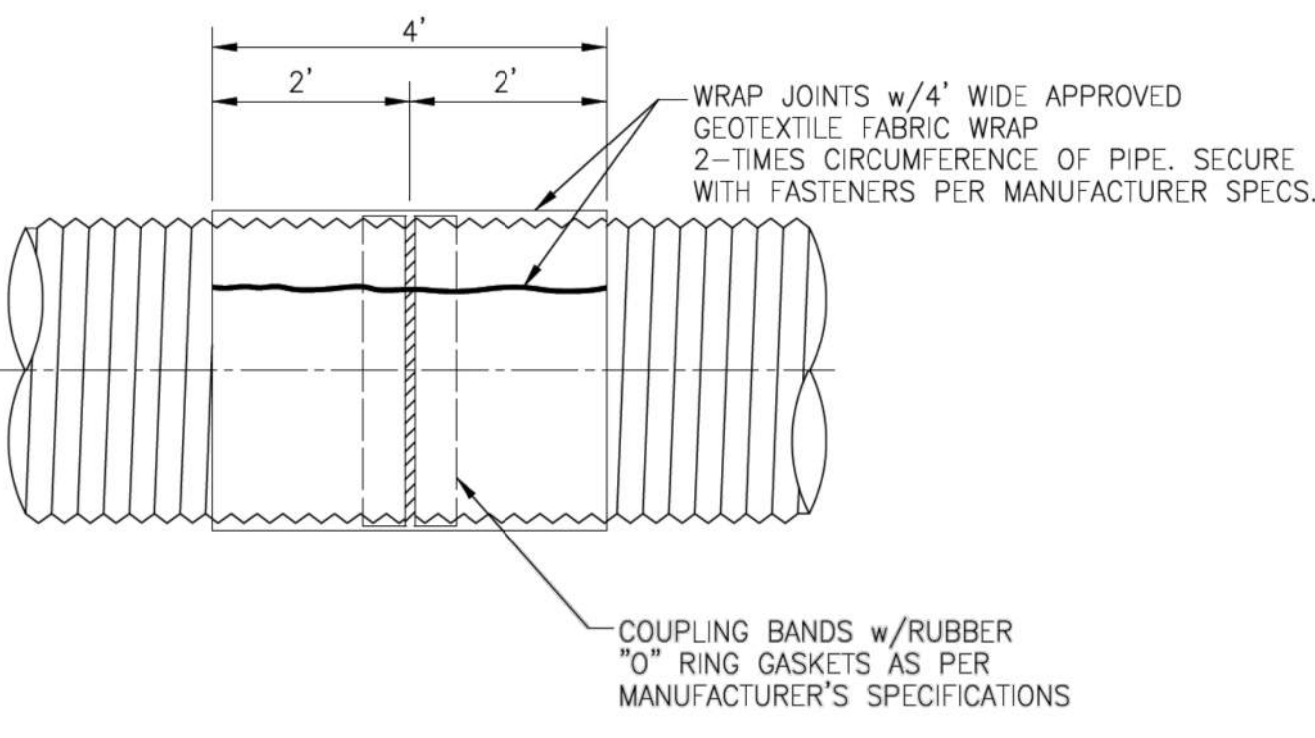
SIZE	PIPE GAUGE	BAND COUPLER GAUGE	SIZE	PIPE GAUGE	BAND COUPLER GAUGE
24"	12	12	3'x1' & 5'x1' CORRUGATION		
30"	12	12			
36"	12	12			
42"	12	12			
48"	12	12	48"	12	12
54"	12	12	54"	12	12
60"	12	12	60"	12	12
66"	10	12	66"	12	12
72"	10	12	72"	12	12
78"	8	10	78"	12	12
84"	8	10	84"	12	12

TABLE B

PIPE DIA.	SLOPE	VELOCITY
24"	0.6%	3.25 f.p.s
36"	0.3%	3.00 f.p.s
42"	0.2%	2.75 f.p.s
48"	0.2%	3.00 f.p.s
54"	0.2%	3.25 f.p.s

SL-DR-19

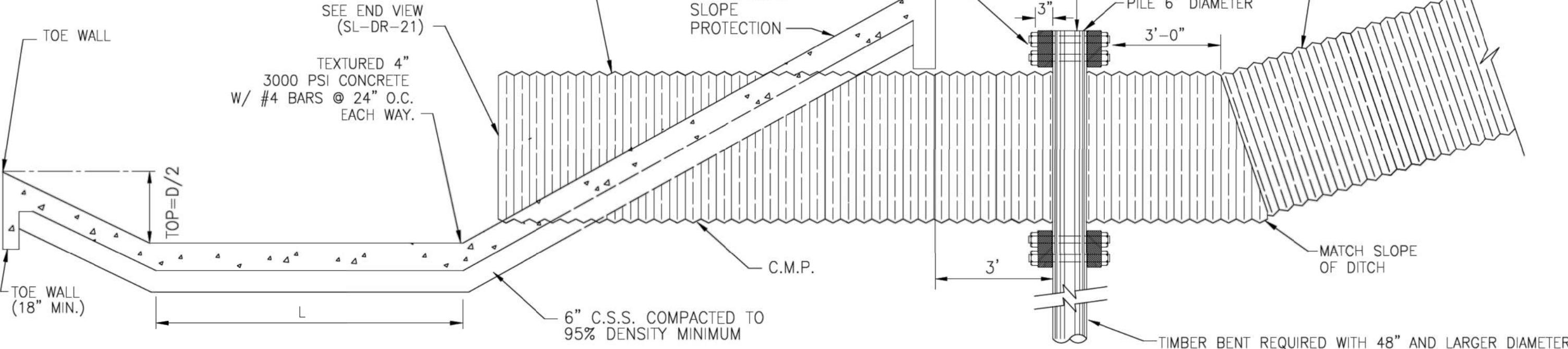
CONSTRUCTION NOTES:
 L : B.W. PIPE ϕ \leq 7'-6" \rightarrow LENGTH WILL EXTEND ONE-HALF PIPE ϕ ABOVE IT ON OPPOSITE BANK (MIN. 36") OR A MINIMUM OF 6-PIPE ϕ TOWARDS OPPOSITE BANK OF CHANNEL, WHICH EVER IS THE LESSER.
 Δ : PROP. 24" TO 42" Δ = 15"
 PROP. 48" AND LARGER Δ = 30"
 H : FOR PIPE SIZES 24" TO 42"
 H=3' MAX. AND 1' MIN.
 FOR PIPE SIZES 48" AND LARGER
 H=1' MAX. AND MIN.



STORM SEWER JOINT WRAP DETAIL
N.T.S.

SL-DR-17

CONSTRUCTION NOTES:
 4" CONCRETE THICKNESS, 18" TOE WALL ON ALL SIDES, 24" MINIMUM ALL DIRECTIONS AROUND PIPE, WEEP HOLES SUFFICIENT TO RELEASE HYDROSTATIC PRESSURE, FIBERBOARD EXPANSION JOINTS.



TIMBER BENT DETAIL FOR CORRUGATED METAL PIPE OUTFALL
N.T.S.

SL-DR-18

NOTES:
 1. OUTFALL PIPE SHALL BE POLYMER-COATED, CORRUGATED, METAL PIPE. ALUMINUM PIPE OR ALUMINIZED COAT IS NOT ALLOWED.
 2. STONE RIP RAP IS NOT ALLOWED.
 3. SEE GENERAL, C.S.S. AND CONCRETE NOTES.
 4. SEE END VIEW DETAIL (THIS SHEET).
 5. ALL CONNECTING BANDS MUST HAVE AN APPROVED RUBBER GASKET.

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
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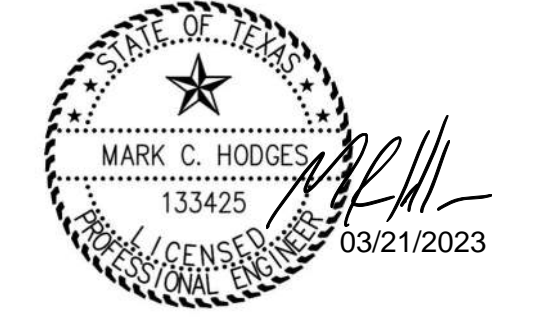
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APPR.	REVISION	DATE

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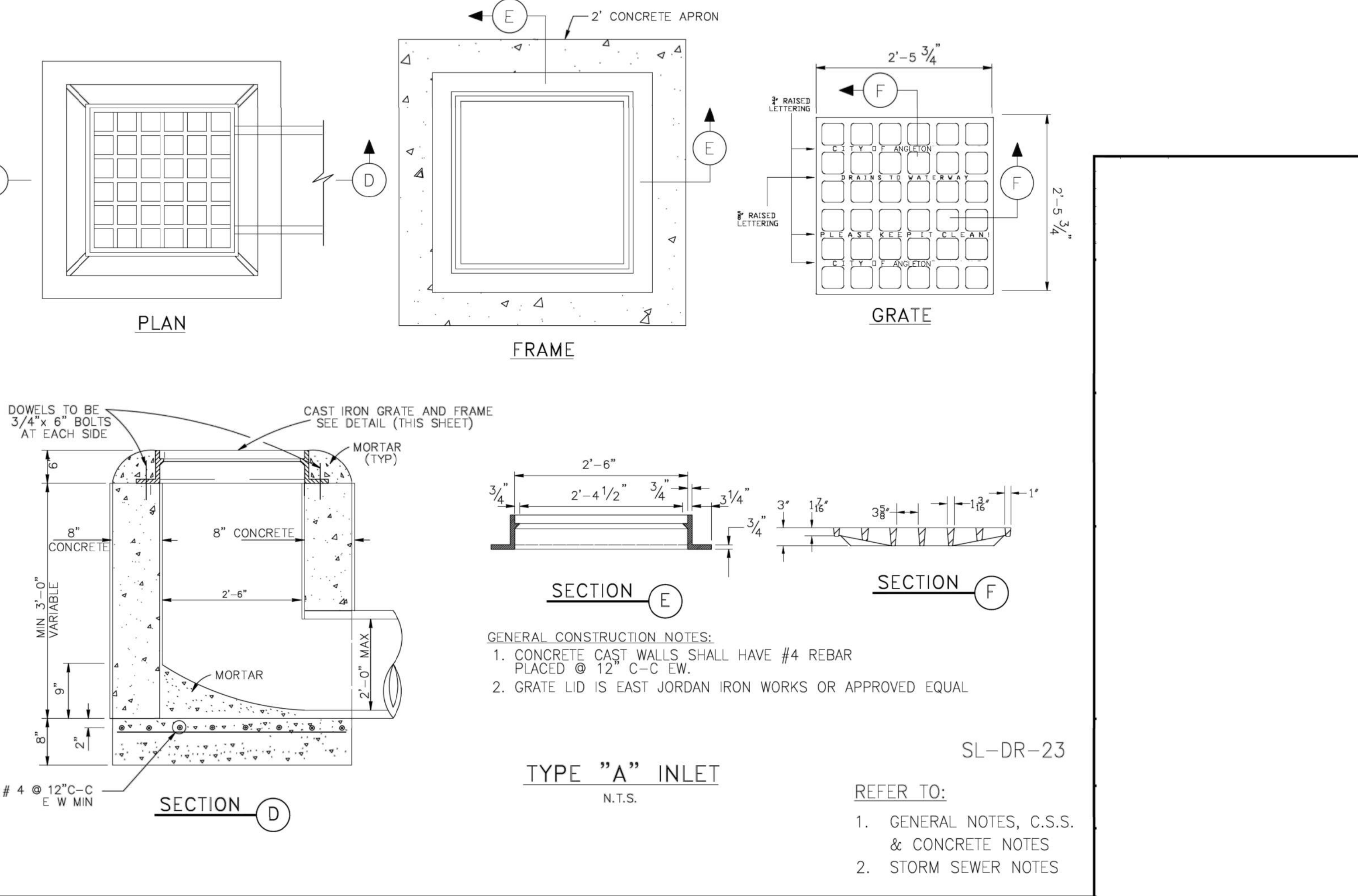
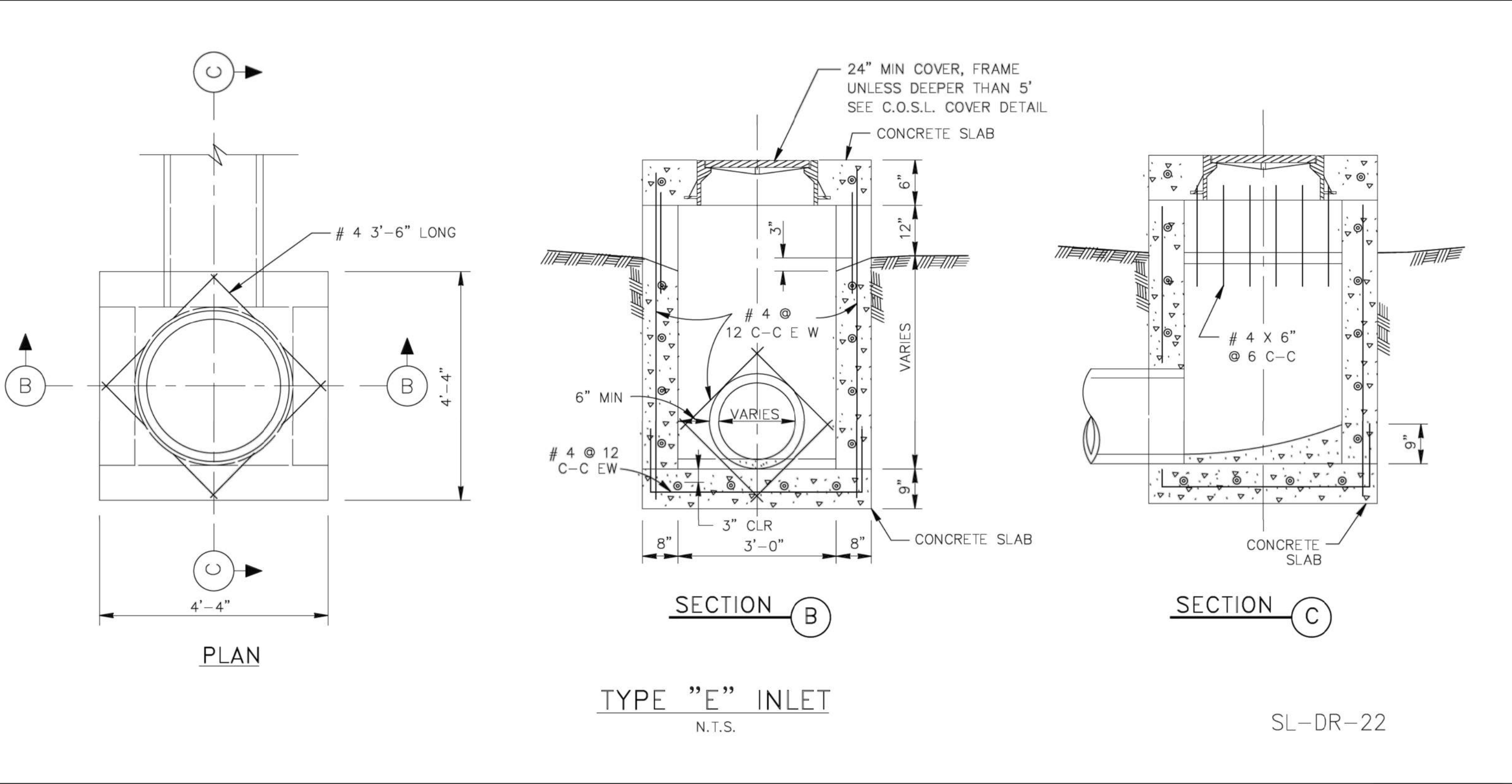
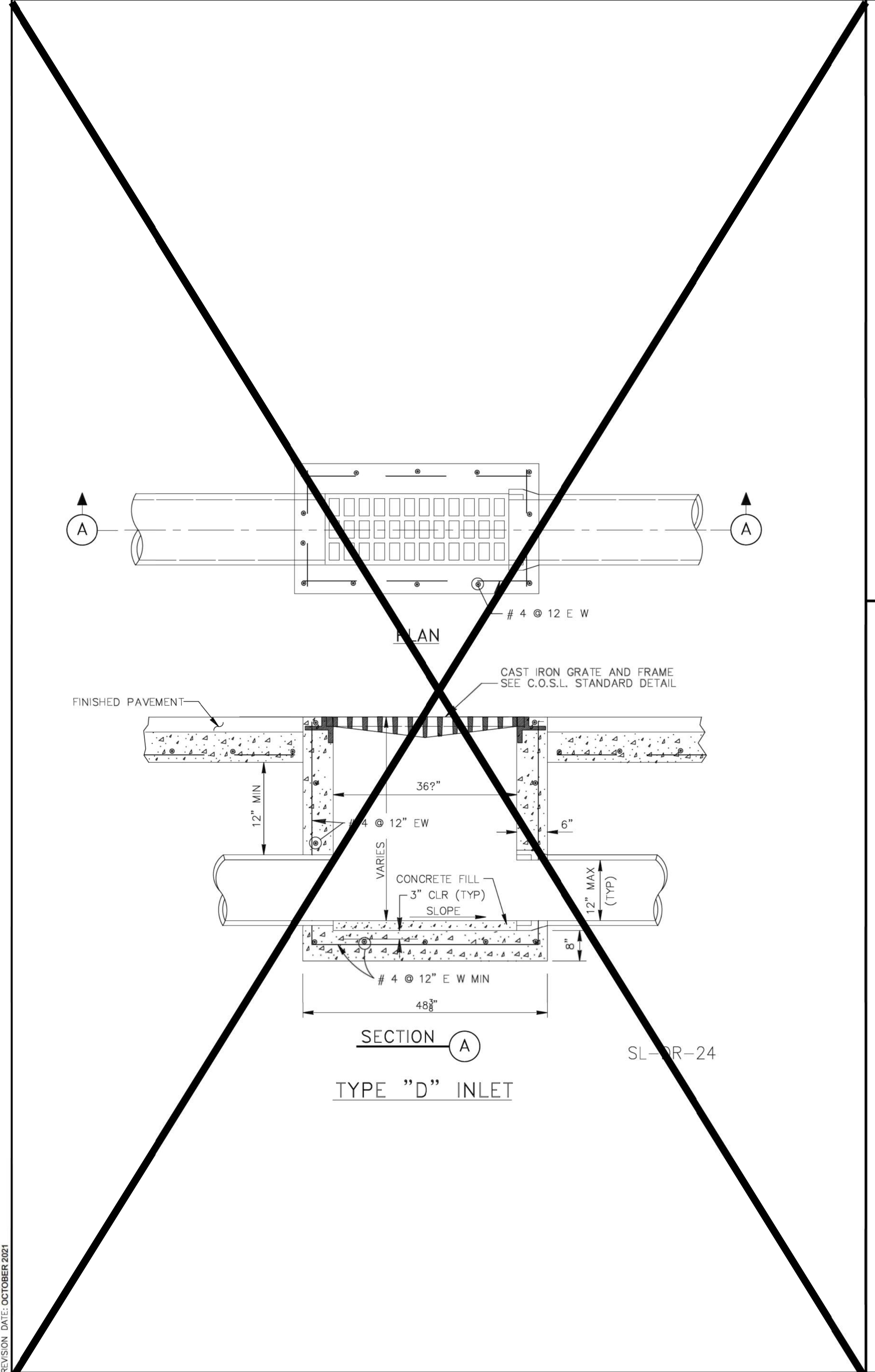
CITY OF ANGLETON BRAZORIA COUNTY, TEXAS

121 S Velasco, Angleton, Texas 77515

CITY OF ANGLETON LIVE OAK RANCH

STORM DETAILS (4 OF 10)

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWGN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
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SCALE:					
HORIZ.	N/A				
VERT.	N/A				



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FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0445K, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X".		

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637

**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**
 121 S Velasco,
 Angleton, Texas 77515

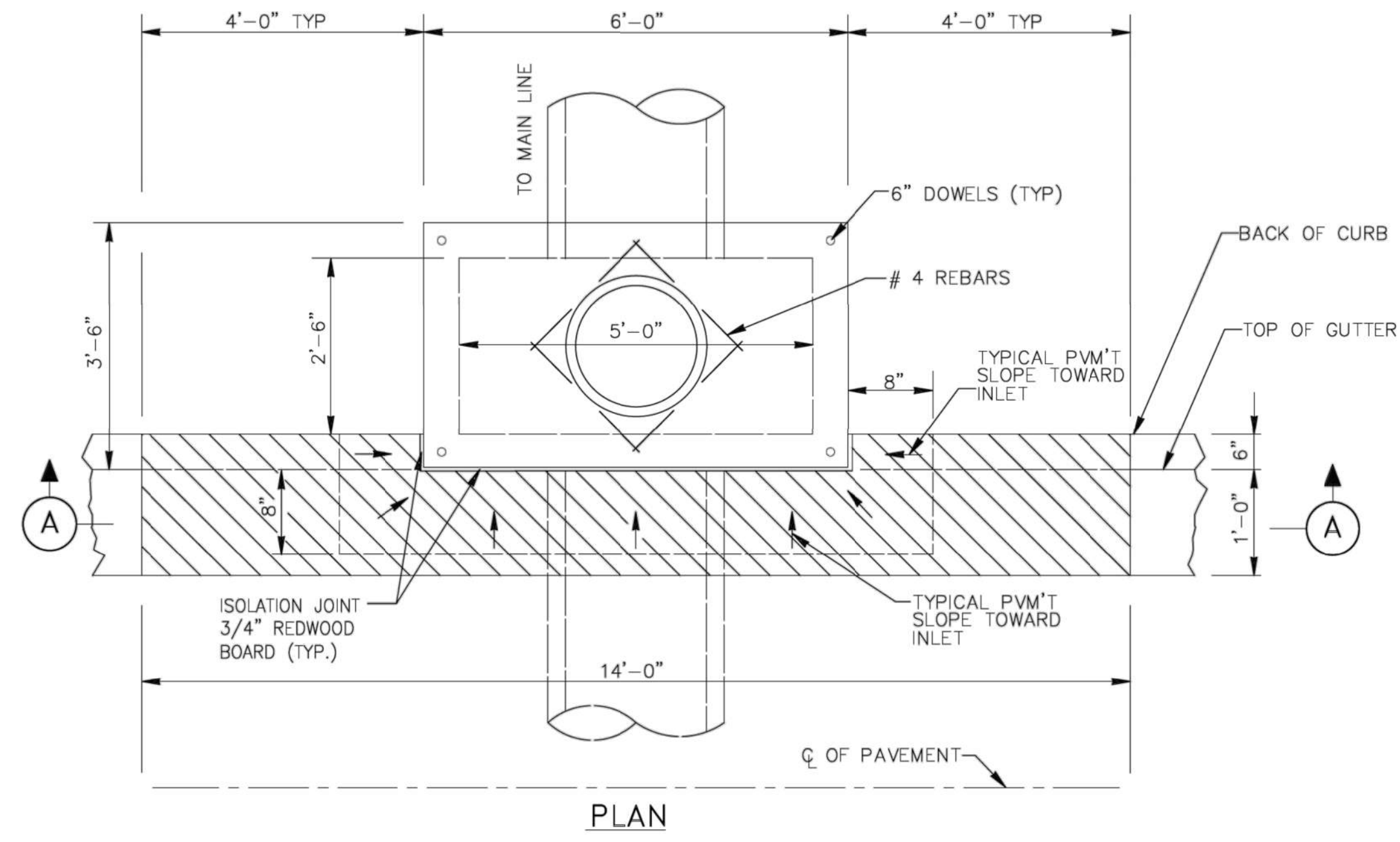
CITY OF ANGLETON
 LIVE OAK RANCH

**STORM DETAILS
 (5 OF 10)**

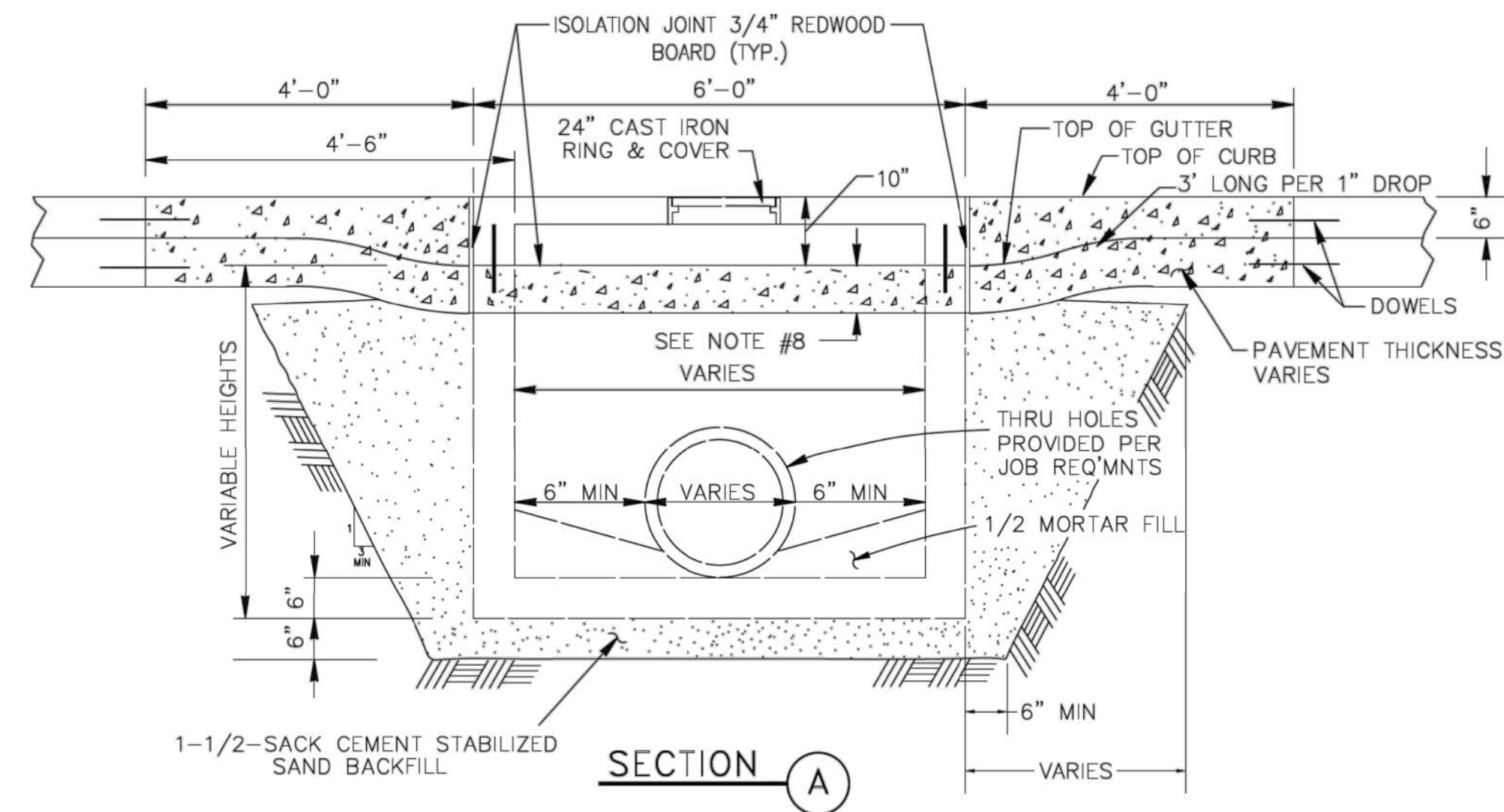
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DSGN.	NPM	DATE	6/22	IMAGE NO.	I-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		
SCALE:	HORIZ	N/A			
	VERT.	N/A			

REVISION DATE: OCTOBER 2021

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PLAN



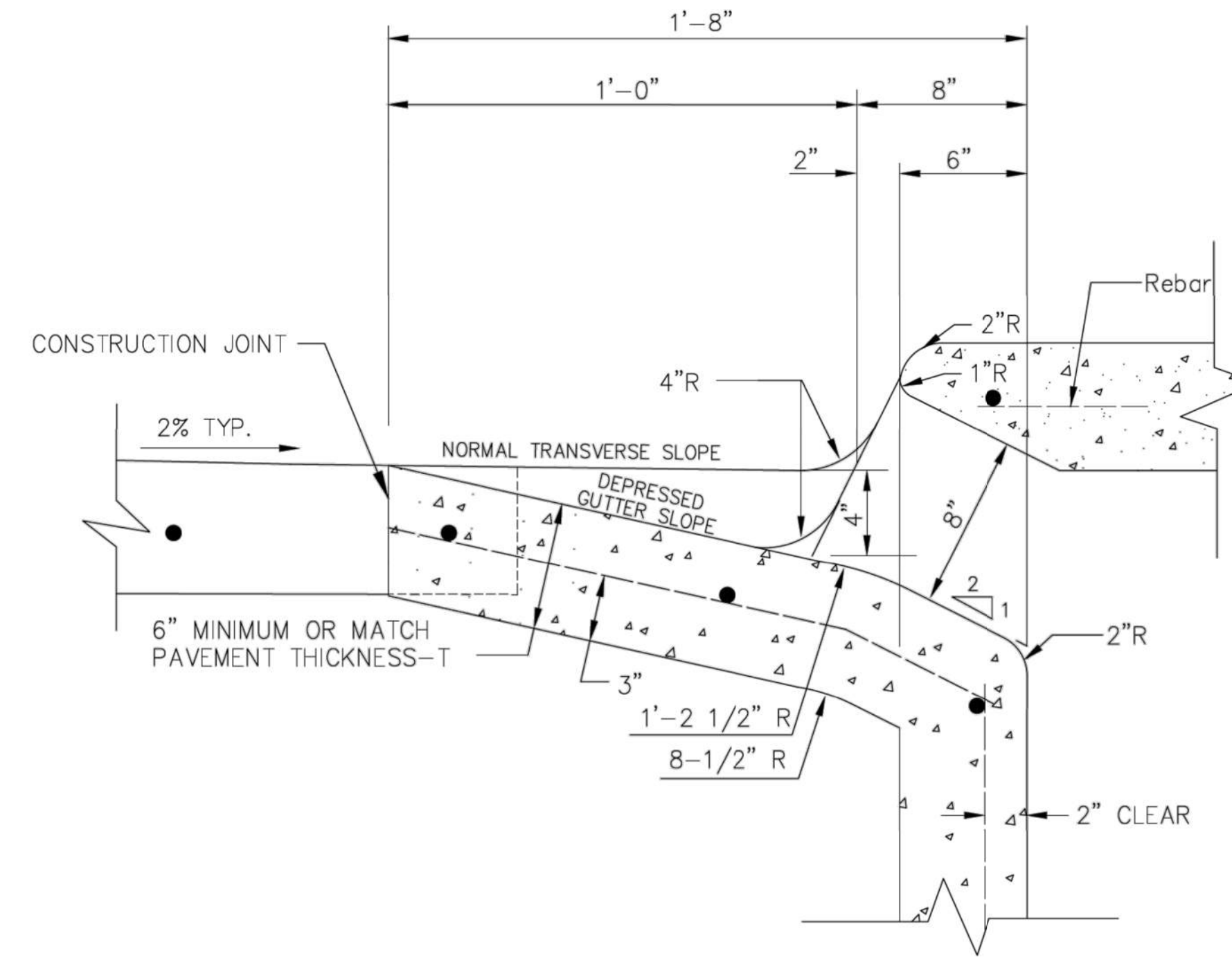
SECTION A

TYPE "H-2" INLET

SL-DR-25

NOTES:

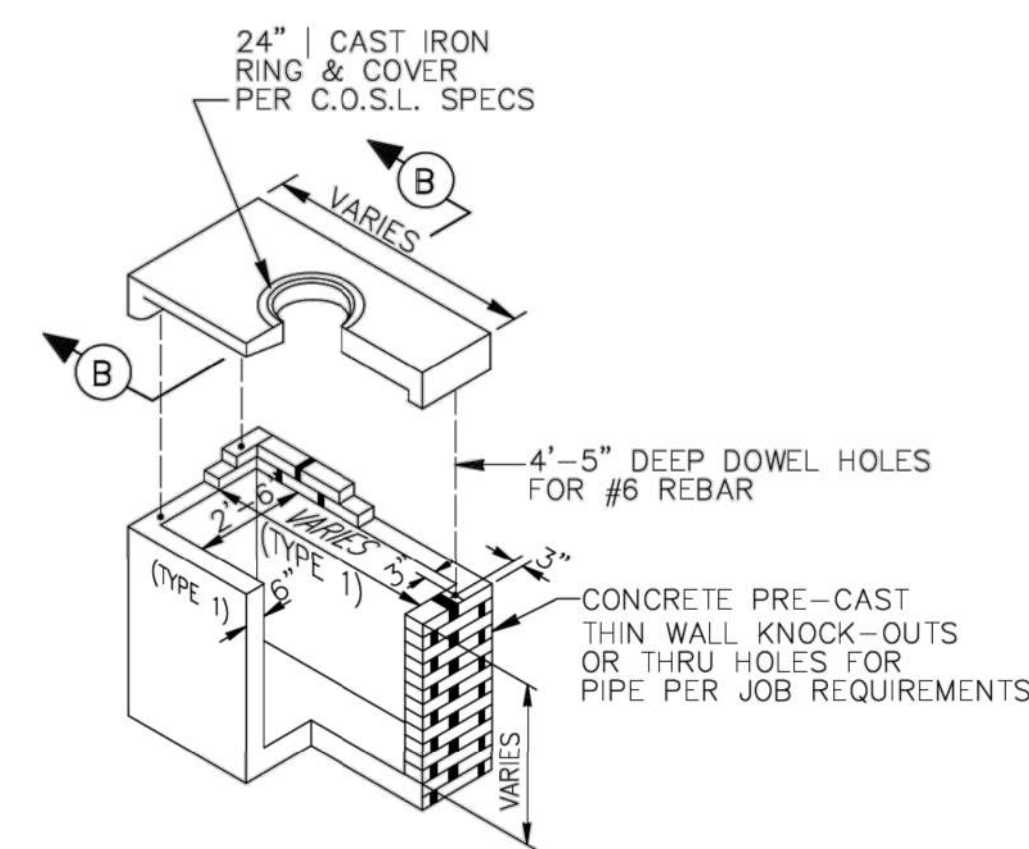
1. INLET WALLS MAY BE EXTENDED USING PRECAST RISER SECTION.
2. INLET TOPS MUST BE SECURED TO THE INLET WALL USING #6 DOWELS DRILLED AND GROUTED A MINIMUM DEPTH OF 5" INTO THE INLET WALL. A PLAN PREPARED BY THE MANUFACTURER MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. THE PLAN SHOULD DETAIL CONNECTIONS AND SEALING OF JOINTS.
3. PRECAST INLET TOPS SHALL NOT UTILIZE MULTIPLE ONE-FOOT SECTIONS TO ACHIEVE GRADE.
4. INLET BACKFILL SHALL BE CEMENT STABILIZED SAND TO THE TOP OF THE INLET FIRST STAGE.
5. GRADE 60 REINFORCEMENT. #4 STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
6. PRECAST INLET MUST BE CONSTRUCTED TO SPECIFICATIONS REQUIRED BY APPROVED DRAWINGS. (SEE GENERAL NOTES).
7. TOPS POURED-IN-PLACE REQUIRE #4 REBAR @ 12" C-C EACH WAY, 4,500 PSI CONCRETE MINIMUM AND 3" THICK MINIMUM.
8. PAVEMENT DEPTH AT INLET SHALL BE EQUAL TO OR GREATER THAN REQUIRED PAVEMENT DEPTH.
9. DEPRESS GUTTER TO INLET.
10. ALL SIDES OF ALL INLETS MUST BE COMPACTED.
11. REFER TO GEOTECHNICAL REPORTS FOR RECOMMENDED TRENCH SIDE SLOPES.



THROAT DETAIL FOR STANDARD INLETS ON CONCRETE STREETS

N.T.S.

SL-DR-40



NOTE:
REFER TO INSTALLATION FOR TYPE H-2 5'-0" CURB INLET ON PAVING DETAIL SHEET

TYPE "H-2" PRECAST INLET

N.T.S.

SL-DR-26

REFER TO:

1. GENERAL NOTES
2. C.S.S PAVEMENT NOTES

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

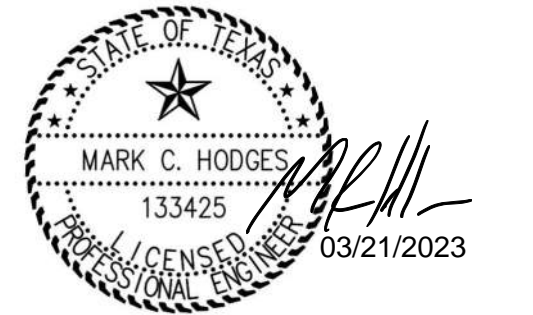
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.30 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4803500400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE



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Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

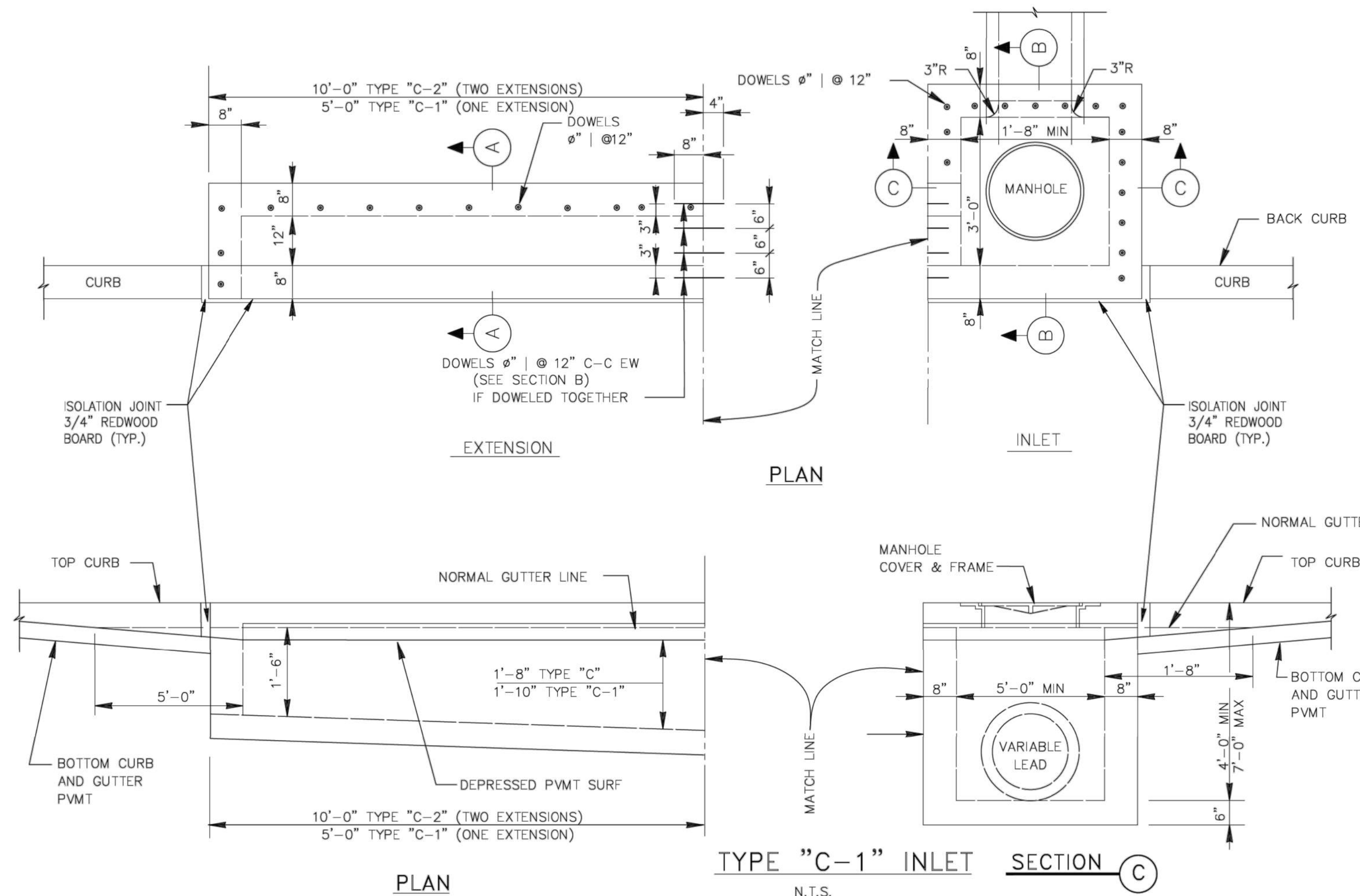
121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

STORM DETAILS
(6 OF 10)

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	
DWGN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:	HORIZ	NIA	VERT.	NIA
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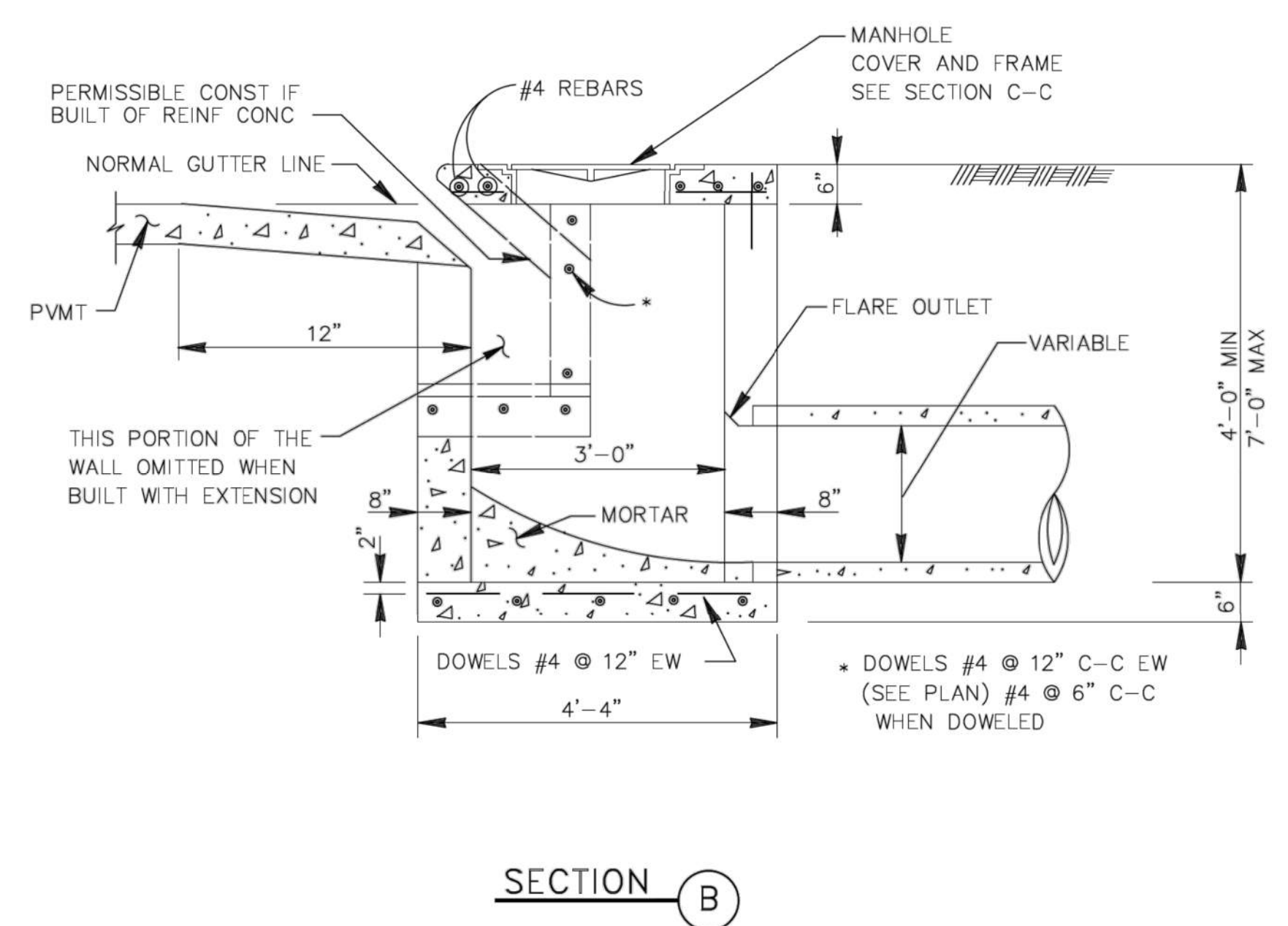


GENERAL NOTES:
 TYPE "C" INLET WITH NO EXTENSION
 TYPE "C-1" INLET WITH ONE EXTENSION
 TYPE "C-2" INLET WITH EXTENSION ON EACH SIDE

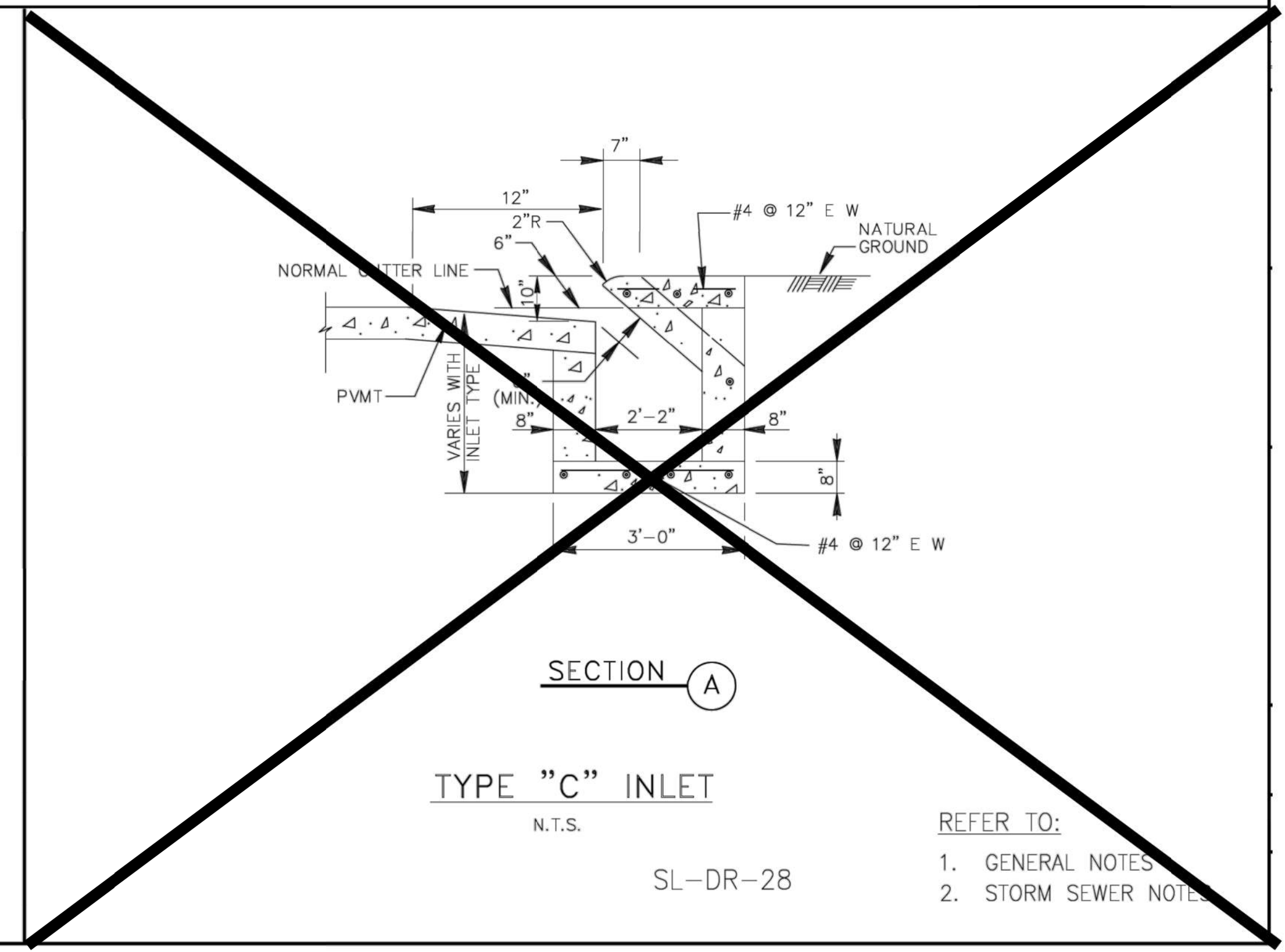
NOTE: IF MORE THAN ONE EXTENSION IS REQUIRED, THEY SHOULD BE LOCATED AS INDICATED ABOVE.

EXTENSION PLACEMENT
 N.T.S.

- NOTES:**
- FOR TYPE "C-1" INLETS PROVIDE A CENTER 6"x6" COLUMNS IN THE CURB LINE BETWEEN ALL EXTENSIONS.
 - WALLS TO BE 8" IF BUILT WITH REINFORCED CONCRETE. BRICK WALLS ARE NOT ALLOWED.



SL-DR-27A



TYPE "C" INLET
 N.T.S.

SL-DR-28

- REFER TO:**
- GENERAL NOTES
 - STORM SEWER NOTES

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
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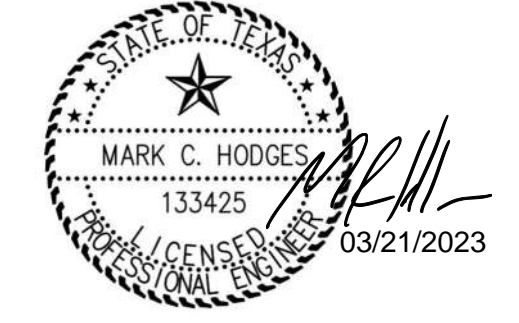
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FLOODPLAIN:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

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**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**

121 S Velasco,
 Angleton, Texas 77515

CITY OF ANGLETON
 LIVE OAK RANCH

**STORM DETAILS
 (7 OF 10)**

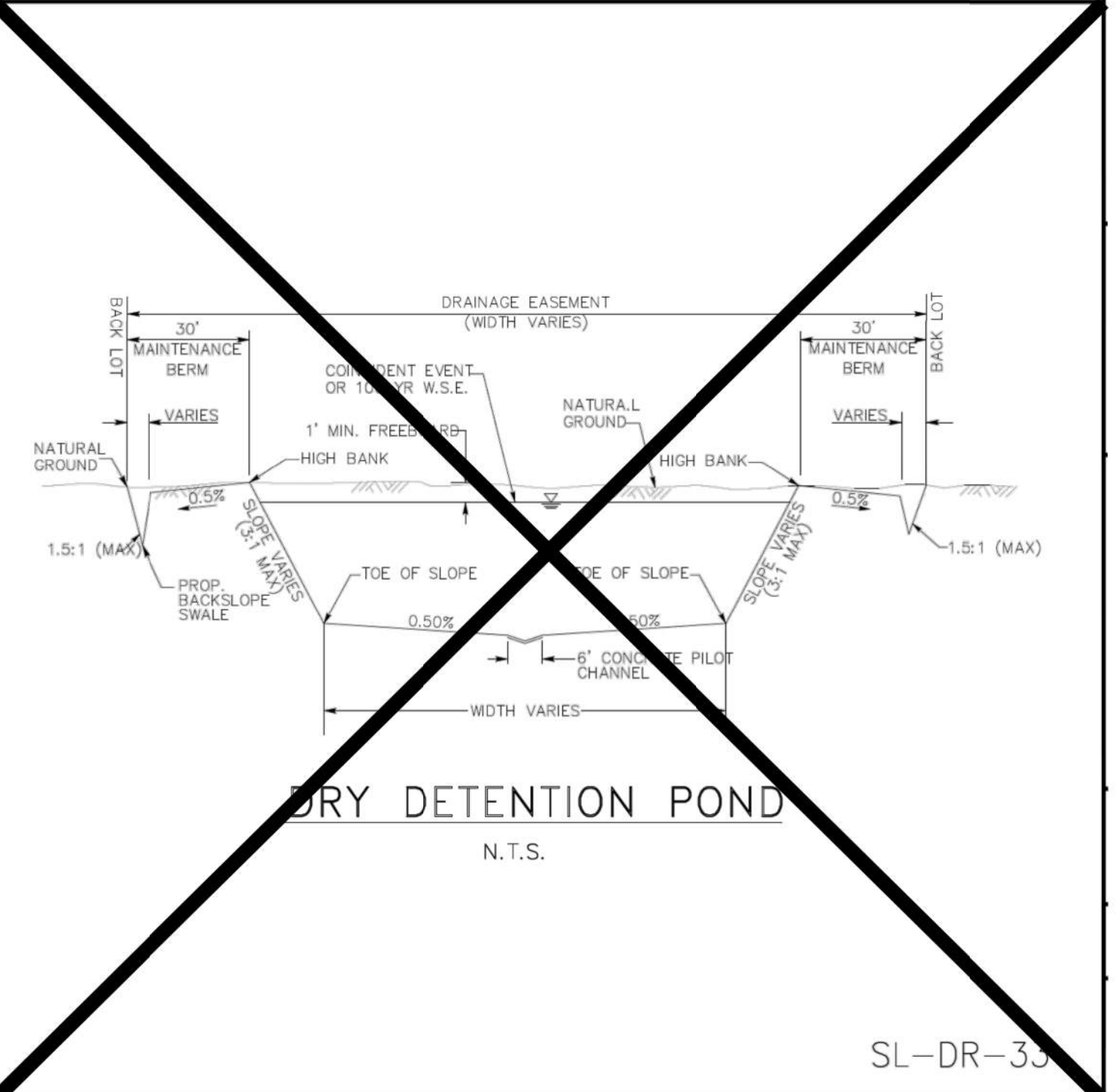
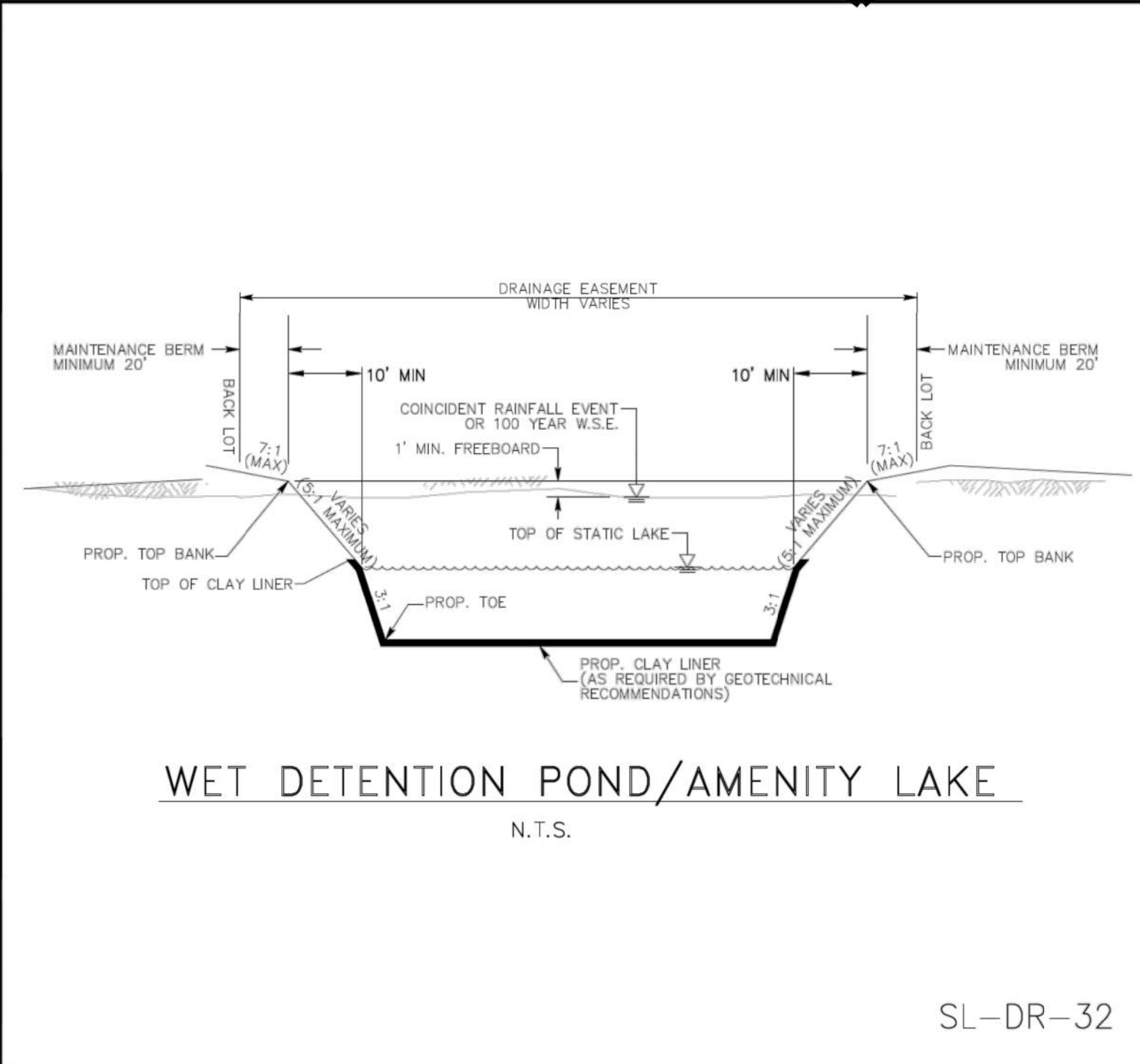
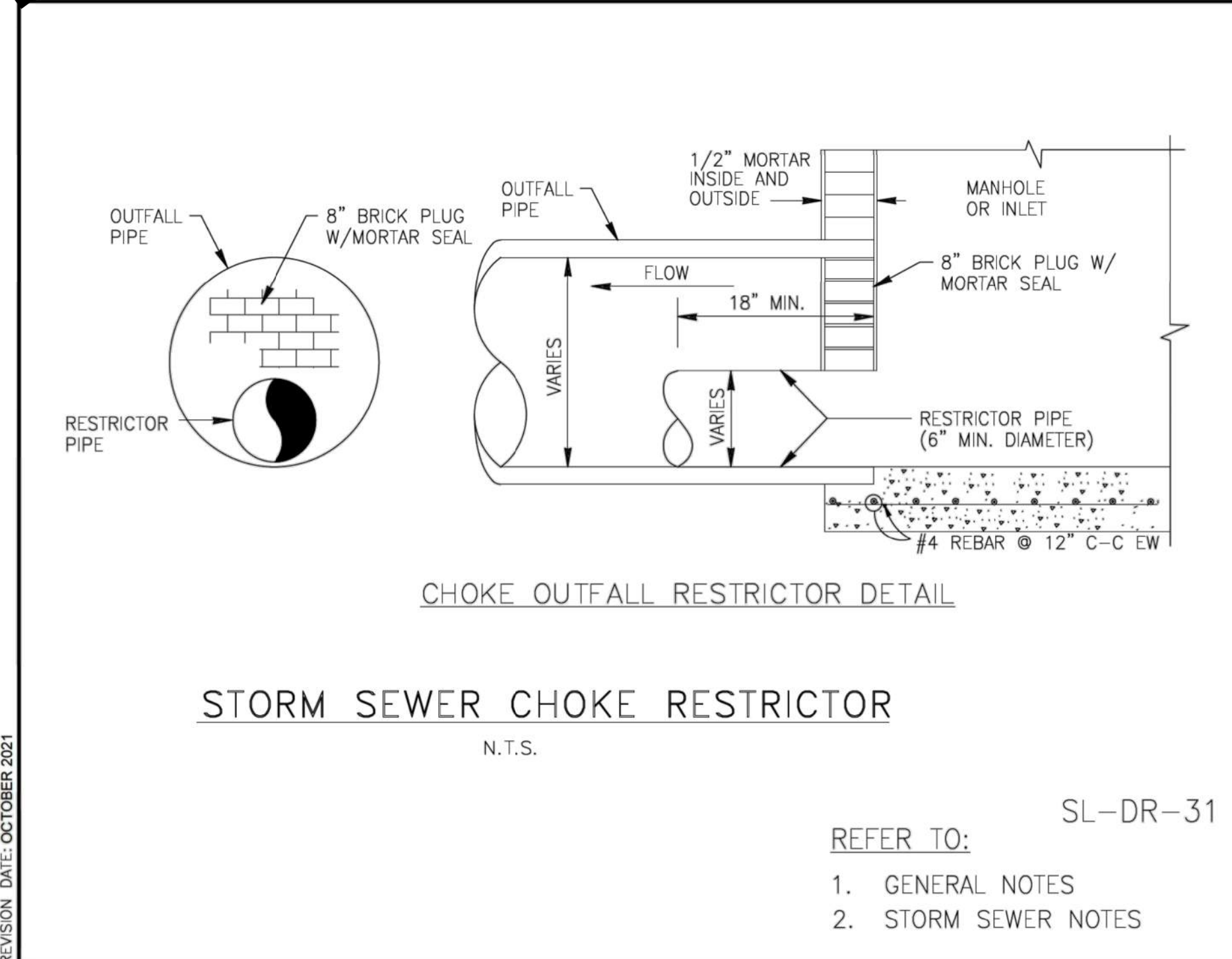
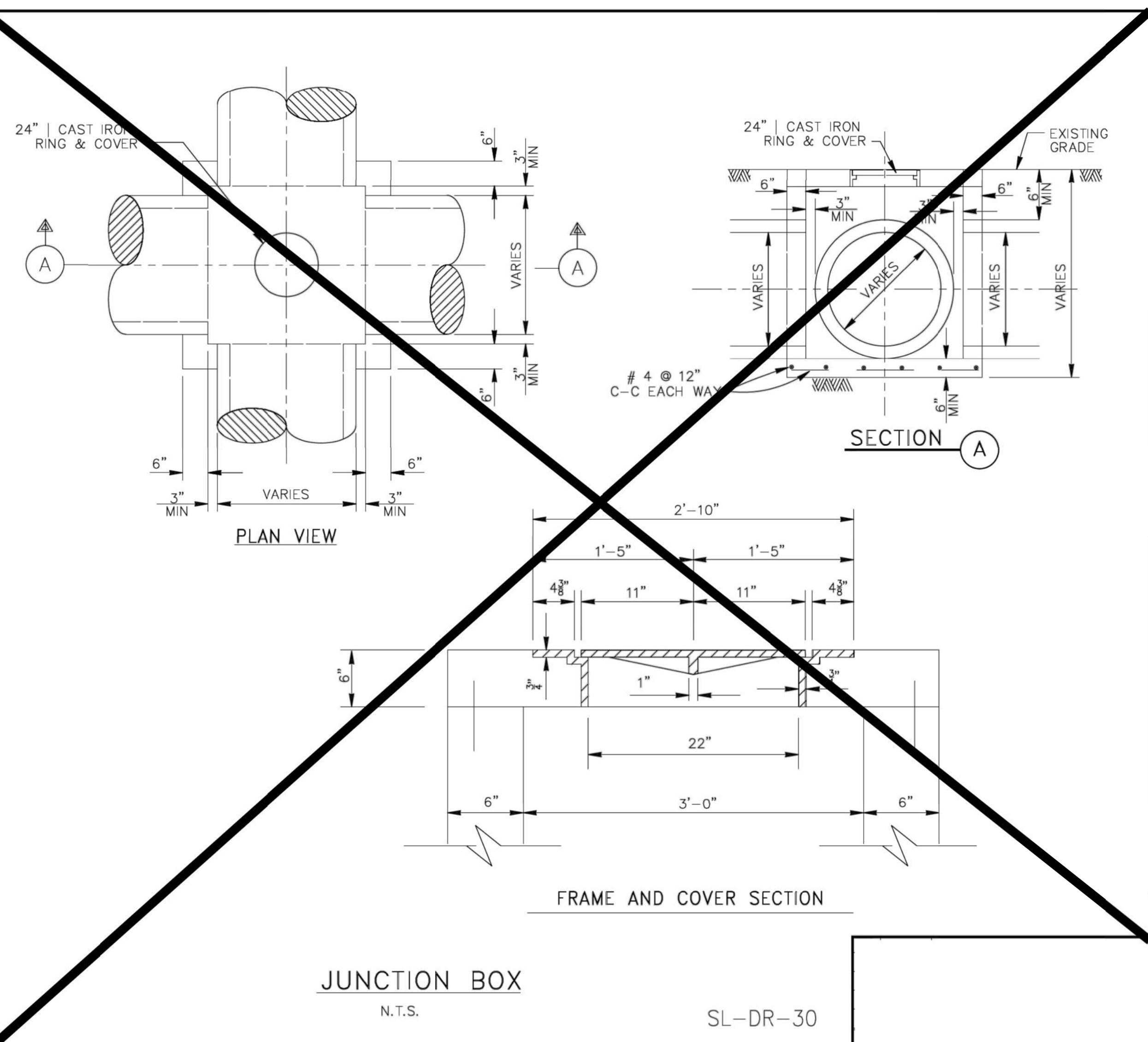
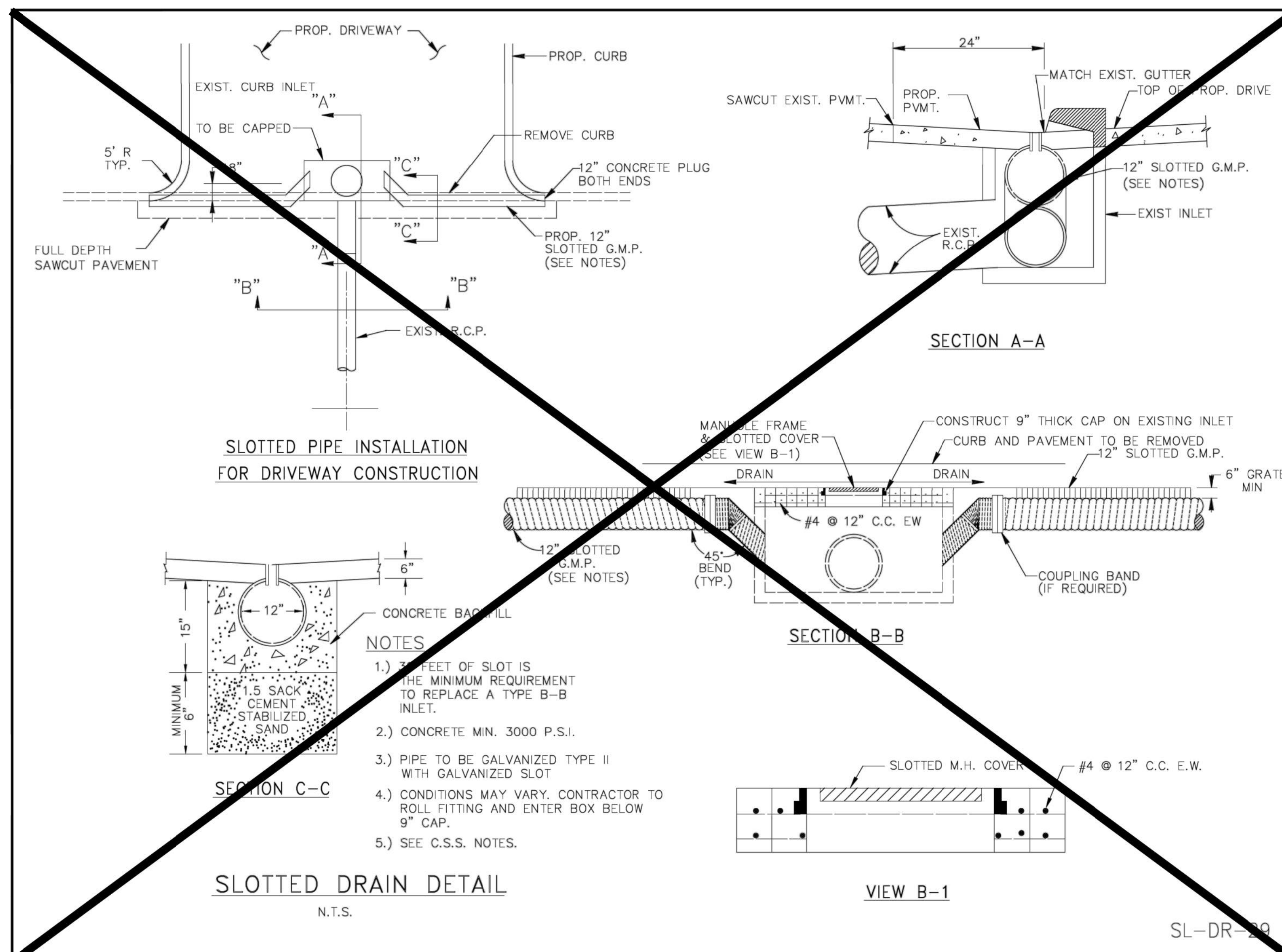
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DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:
 HORIZ: N/A
 VERT: N/A

SHEET 44 OF 49 SHEETS

REVISION DATE: OCTOBER 2021

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BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
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TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.48 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
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APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
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t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

STATE OF TEXAS
MARK C. HODGES
133425
03/21/2023

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

**STORM DETAILS
(8 OF 10)**

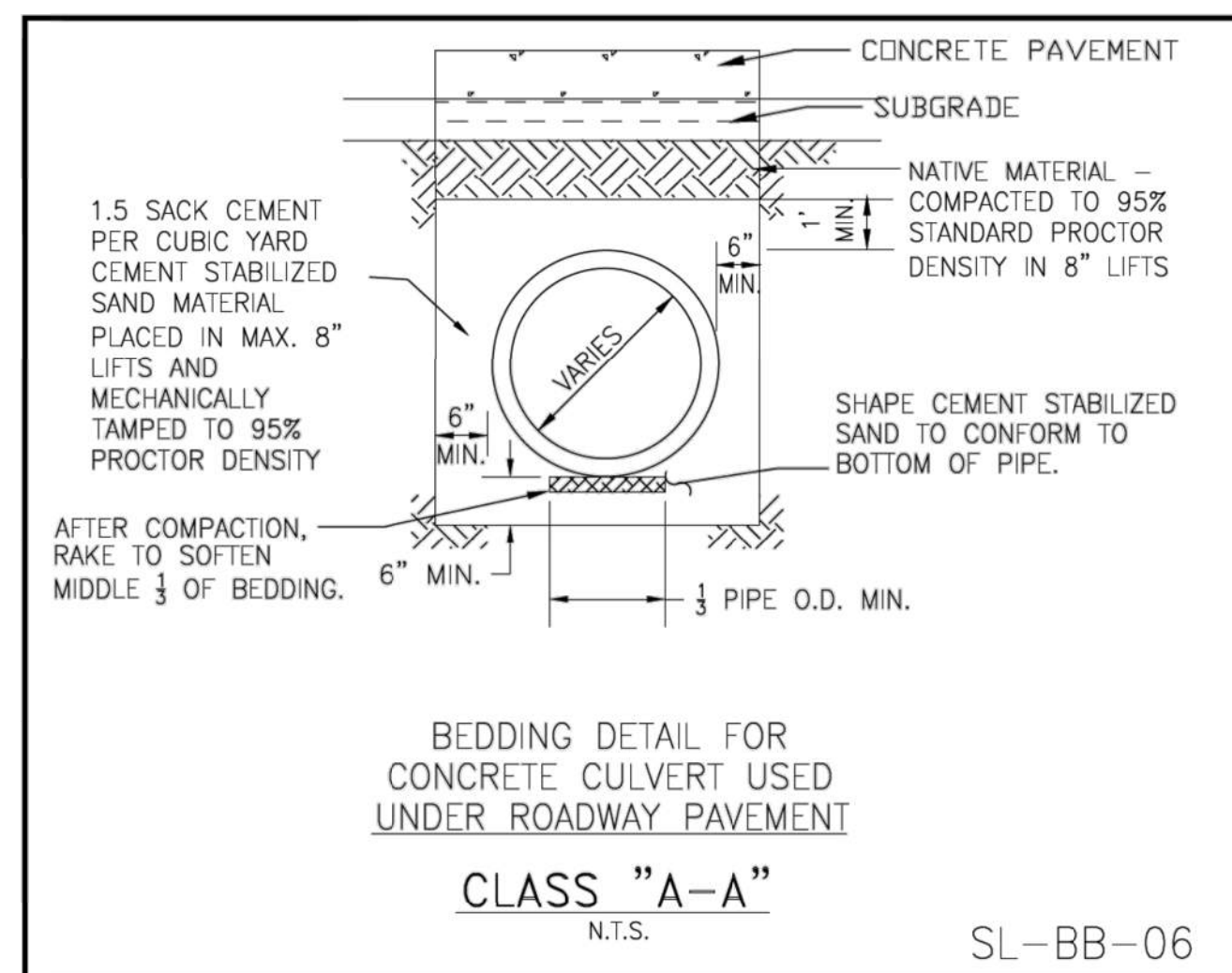
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APPR.	MCH	DATE	3/23		

SCALE:
HORIZ. N/A
VERT. N/A

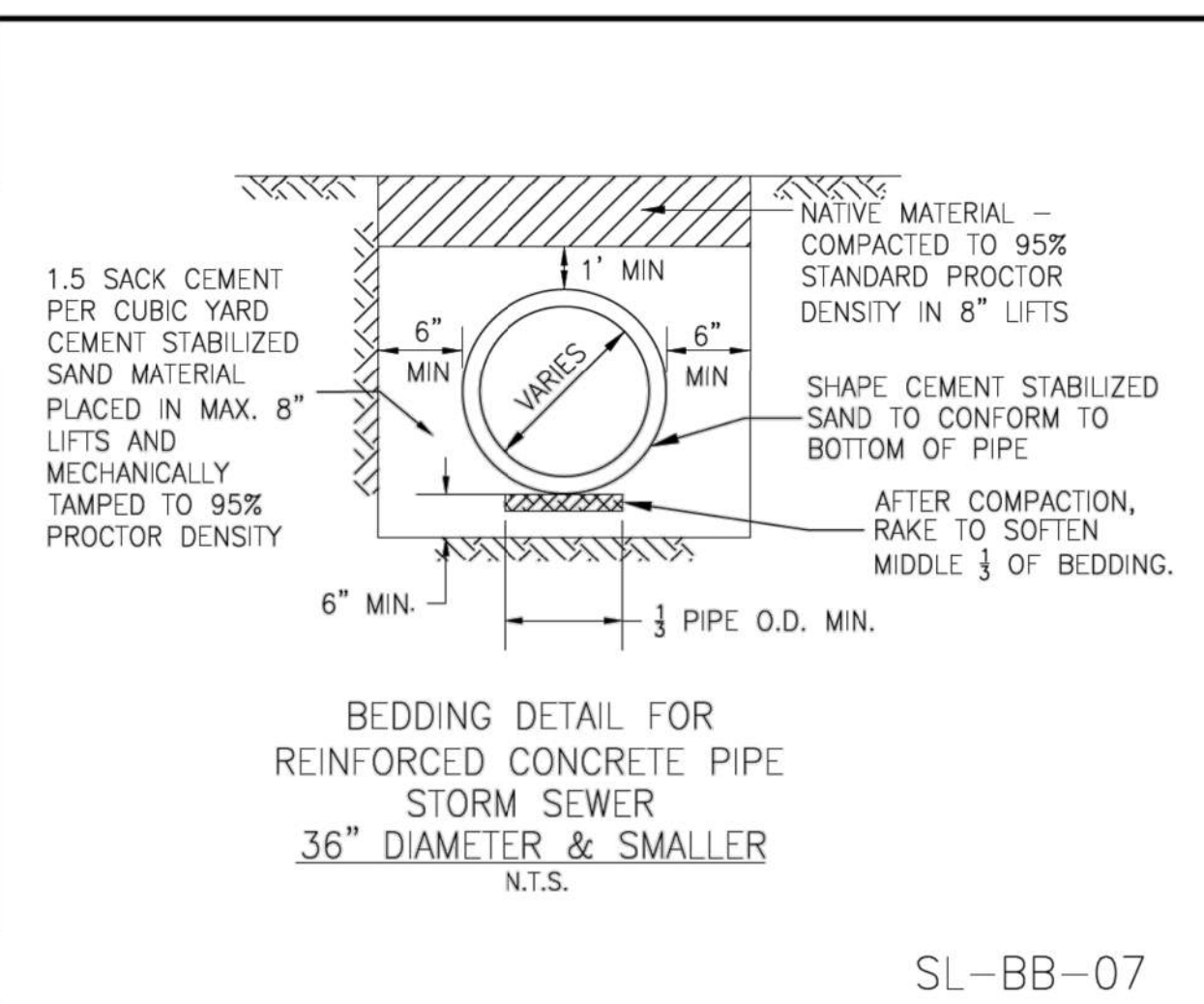
SHEET 45 OF 49 SHEETS

REVISION DATE: OCTOBER 2021

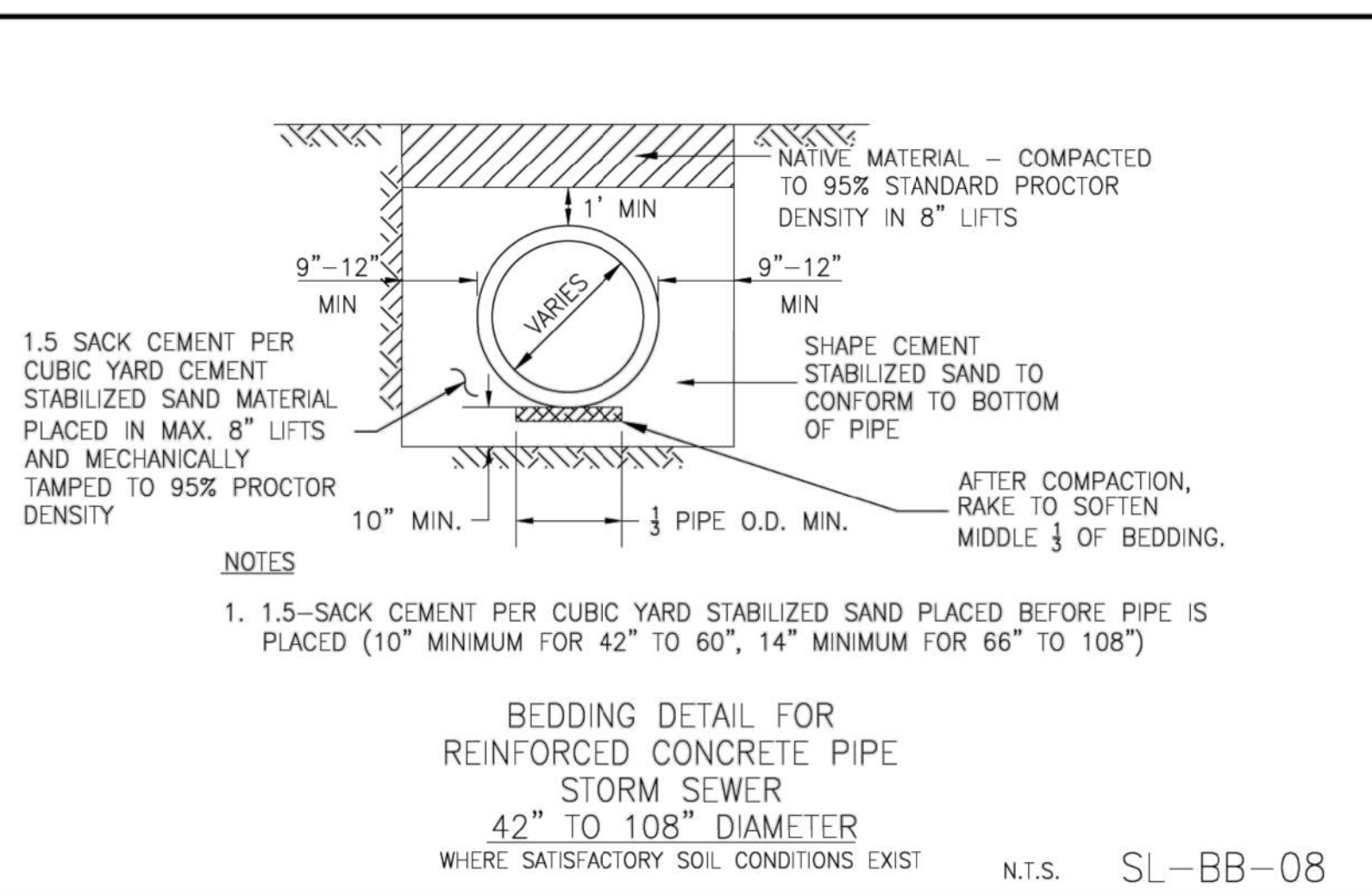
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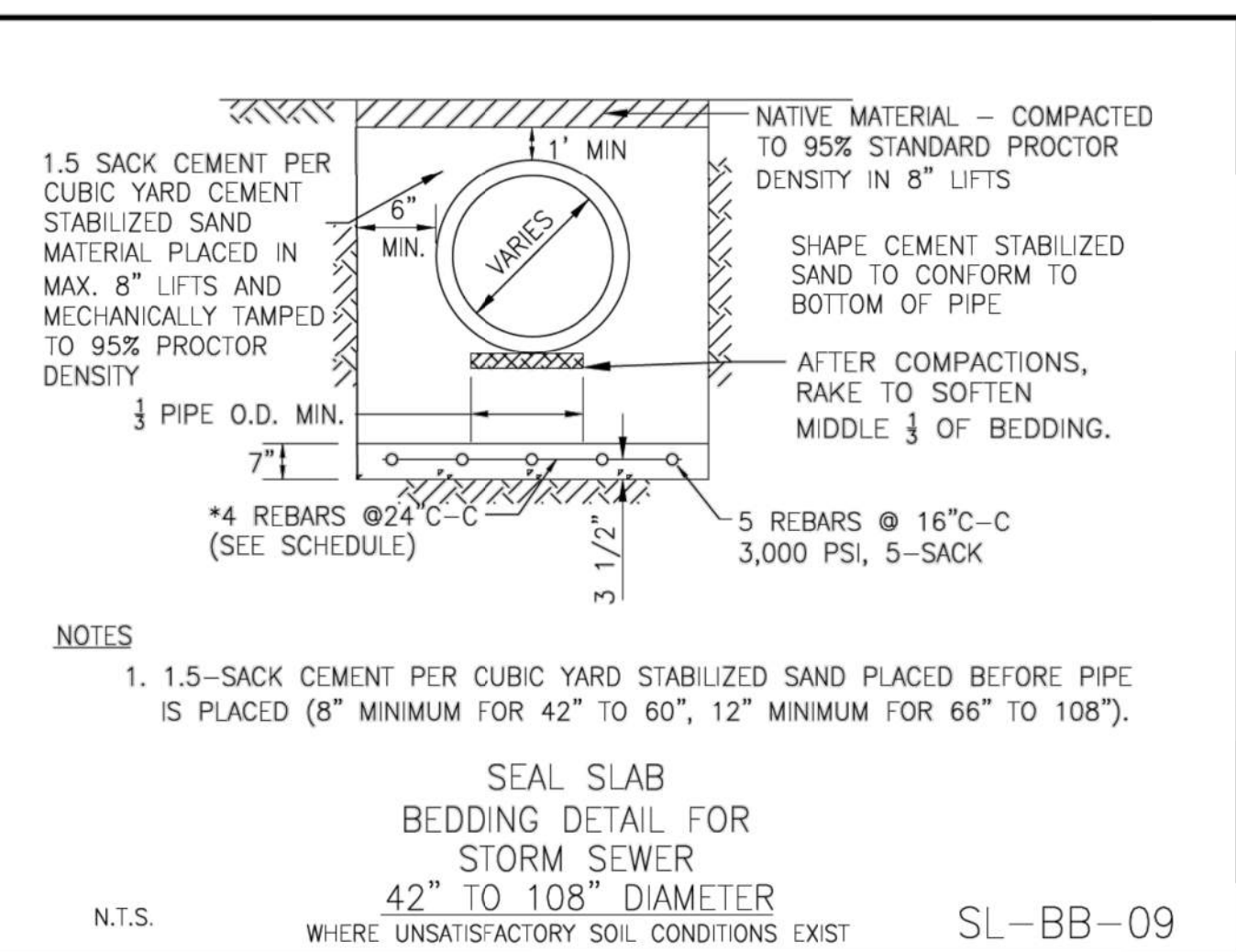
BEDDING DETAIL FOR CONCRETE CULVERT USED UNDER ROADWAY PAVEMENT
CLASS "A-A"
N.T.S. SL-BB-06



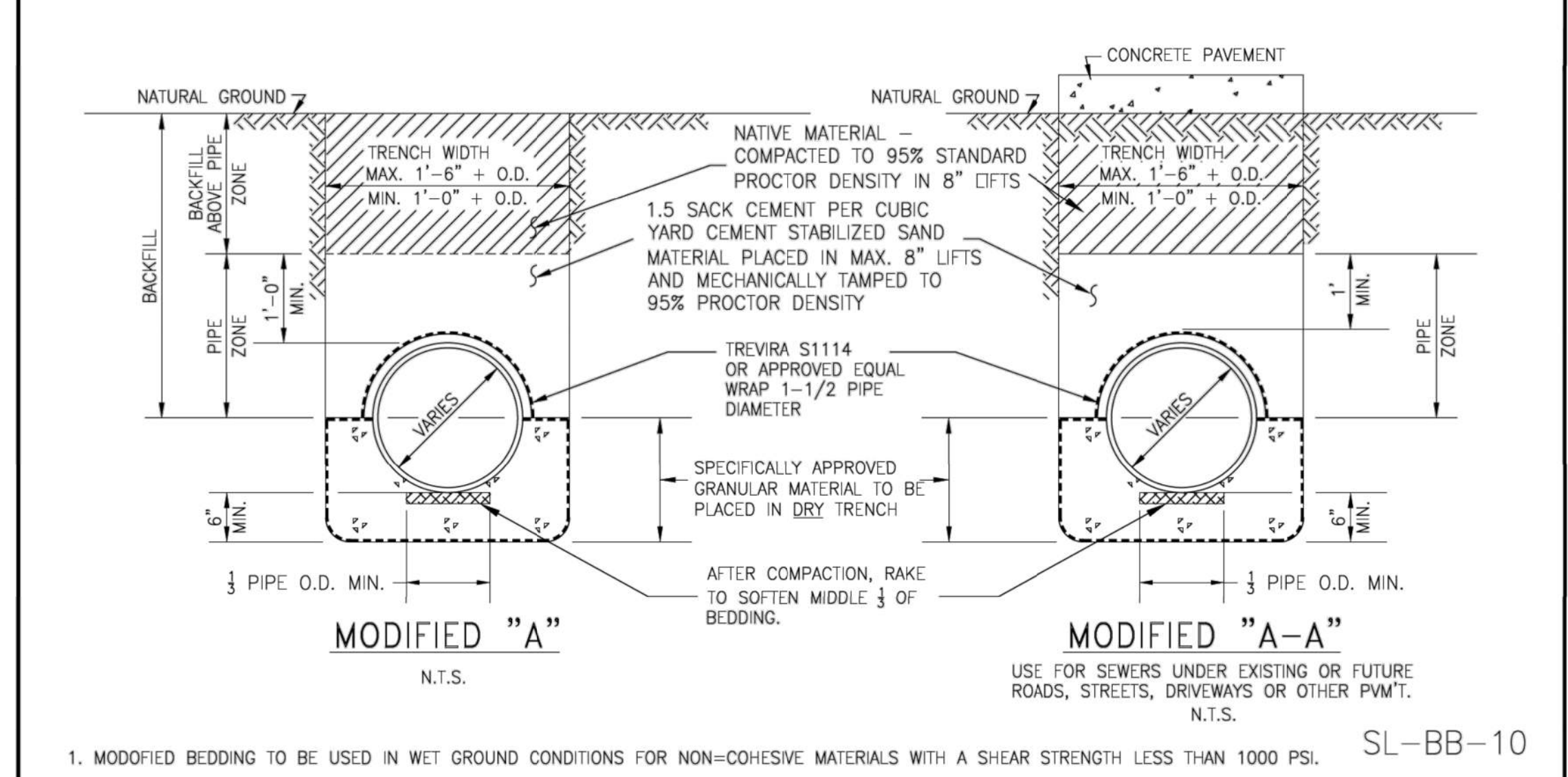
BEDDING DETAIL FOR REINFORCED CONCRETE PIPE STORM SEWER
36\"/>



BEDDING DETAIL FOR REINFORCED CONCRETE PIPE STORM SEWER
42\"/>



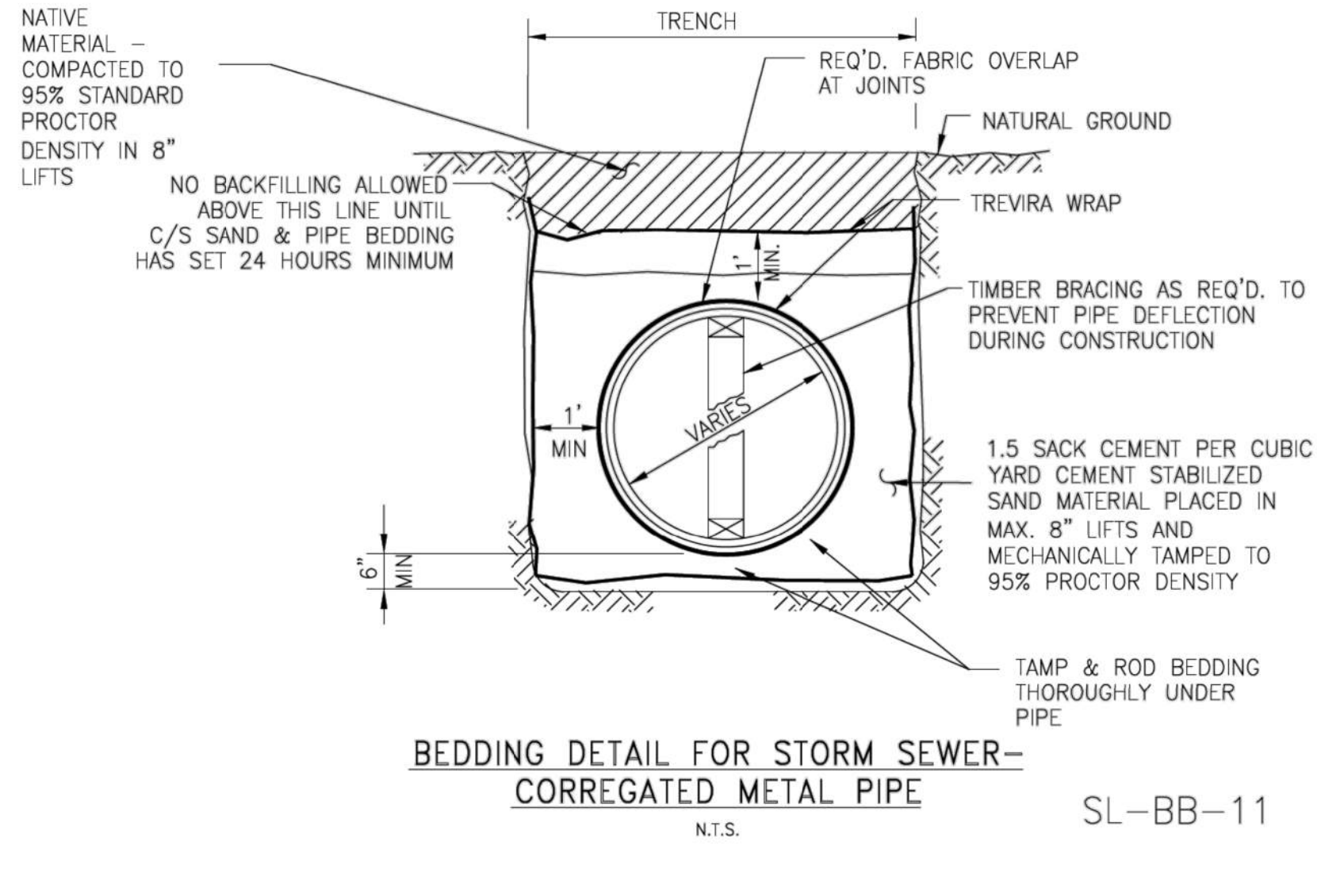
SEAL SLAB BEDDING DETAIL FOR STORM SEWER
42\"/>



MODIFIED "A"
N.T.S.

MODIFIED "A-A"
N.T.S.

1. MODIFIED BEDDING TO BE USED IN WET GROUND CONDITIONS FOR NON-COHESIVE MATERIALS WITH A SHEAR STRENGTH LESS THAN 1000 PSI. SL-BB-10



BEDDING DETAIL FOR STORM SEWER - CORRUGATED METAL PIPE
N.T.S. SL-BB-11

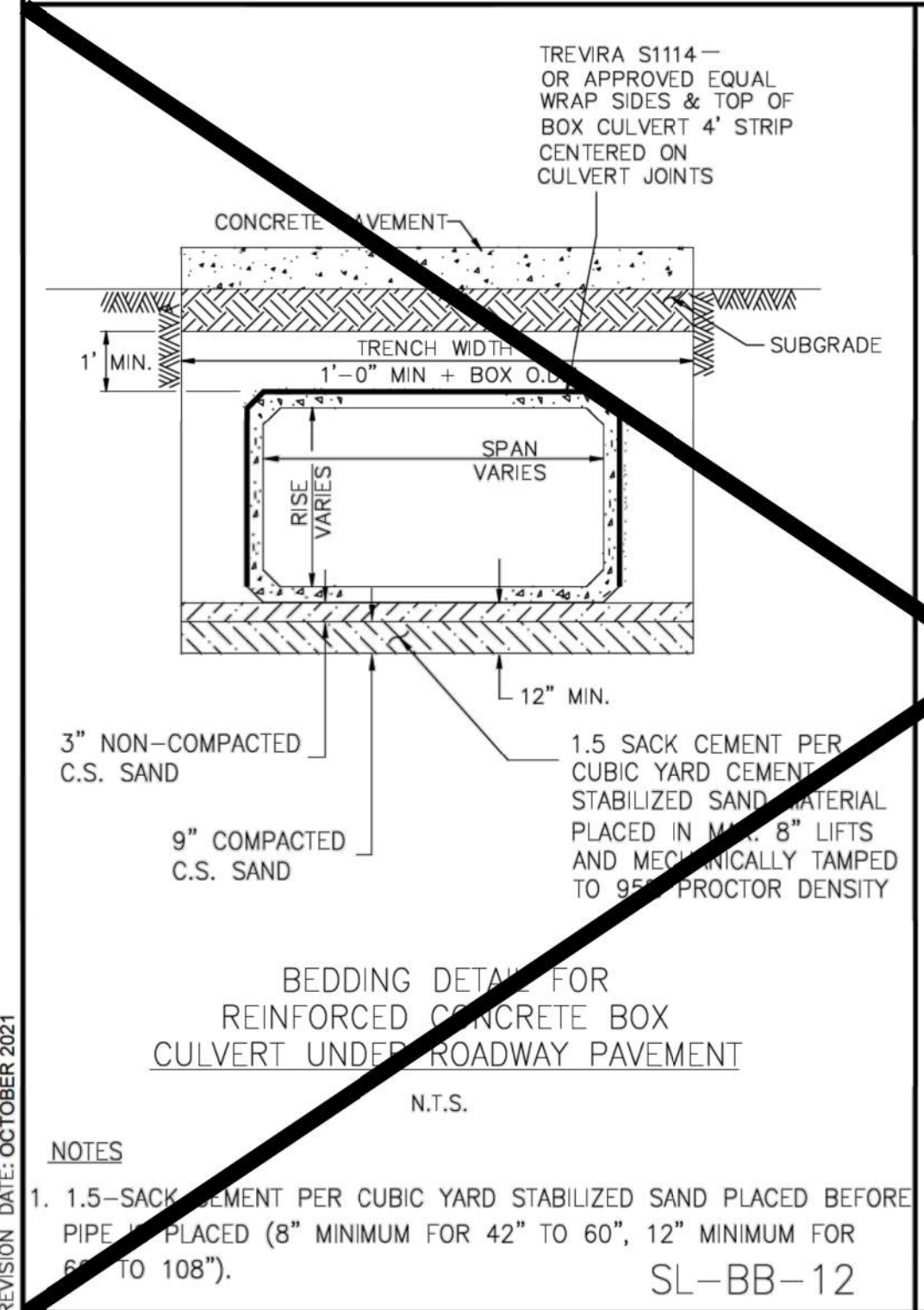
CONSTRUCTION NOTES

- CONTRACTOR SHALL CONTACT SUGAR LAND ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
- SPECIFICALLY APPROVED GRANULAR MATERIAL DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
- SPECIFICALLY APPROVED GRANULAR MATERIAL SHALL BE IN ACCORDANCE WITH TxDOT SPECIFICATION No. 247 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
- NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS. WHEN WELL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GRADE WATER 1' (FT.) BELOW BOTTOM OF TRENCH FOR A MINIMUM OF 24-HRS AFTER BEDDING AND BACKFILL IS IN PLACE.
- R.C.P. AND BOX CULVERTS SHALL BE INSTALLED WITH APPROVED GASKETS ONLY.
- MANHOLES SHALL BE PROVIDED WHERE MODIFIED "A" OR MODIFIED "A-A" BEDDING IS USED. STACKS ARE NOT ALLOWED.
- REFER TO: MANHOLE DETAILS, INLETS, OUTFALL AND END TREATMENT DETAILS, C.S.S., GENERAL NOTES, AND STORM NOTES.
- SPECIFIC DESIGNS MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER FOR MANHOLE ACCESS TO BOX CULVERTS AS REQUIRED.
- ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.
- EXCAVATE A HOLE \$ BELL HOLES FOR BELL PIPES (NO ADDITIONAL PAYMENT)

TYPICAL SEAL SLAB BAR SCHEDULE (OR AS DIRECTED BY ENGINEER)

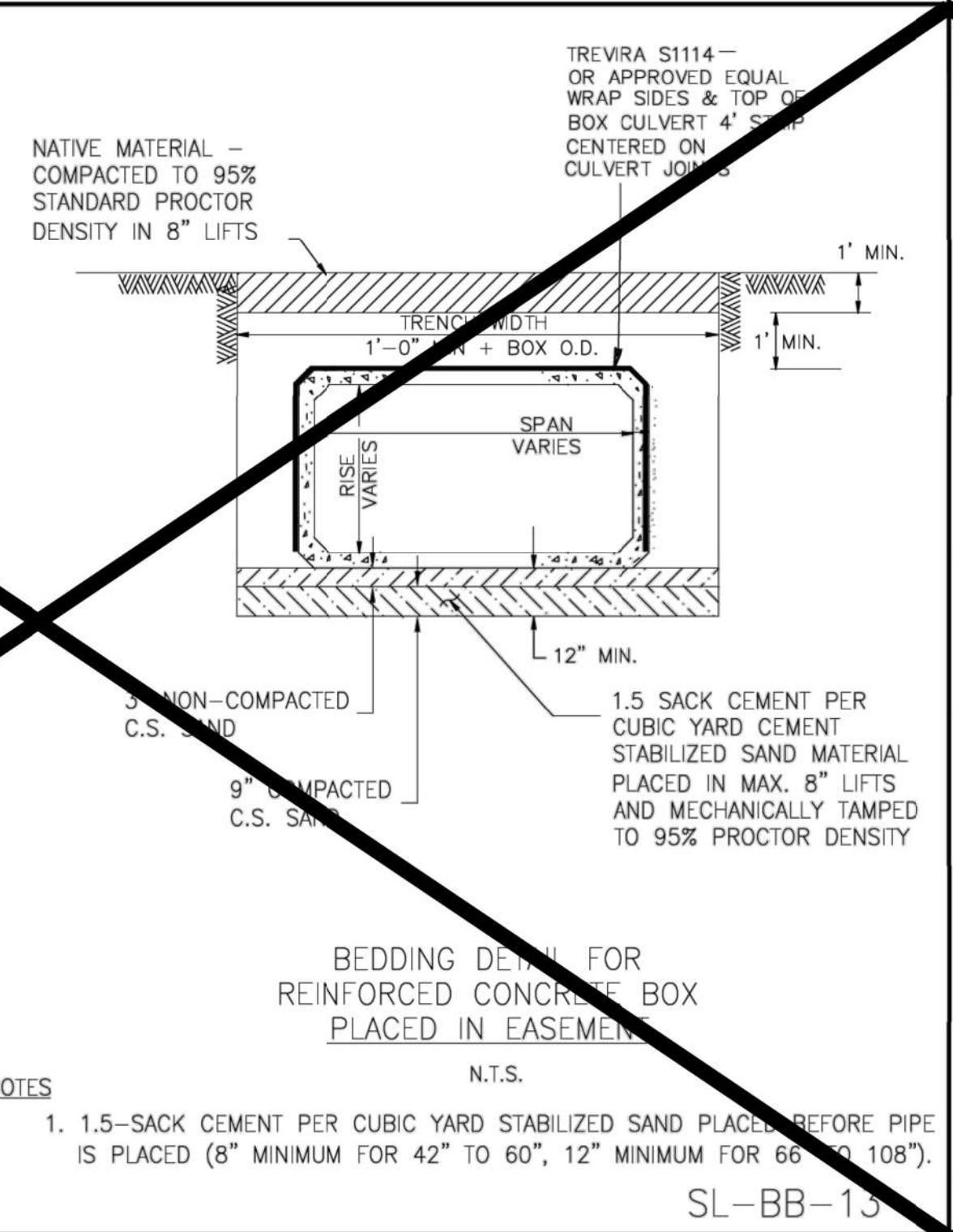
PIPE SIZE	LGT #4 BARS	NO LONGIT #5 BARS
42"	5'4"	5
48"	6'8"	6
54"	6'8"	6
60"	8'0"	7
66"	8'0"	7
72"	9'4"	8
78"	9'4"	8
84"	9'4"	8
90"	10'8"	9
96"	10'8"	9
102"	12'0"	10
108"	12'0"	10

SL-BB-15



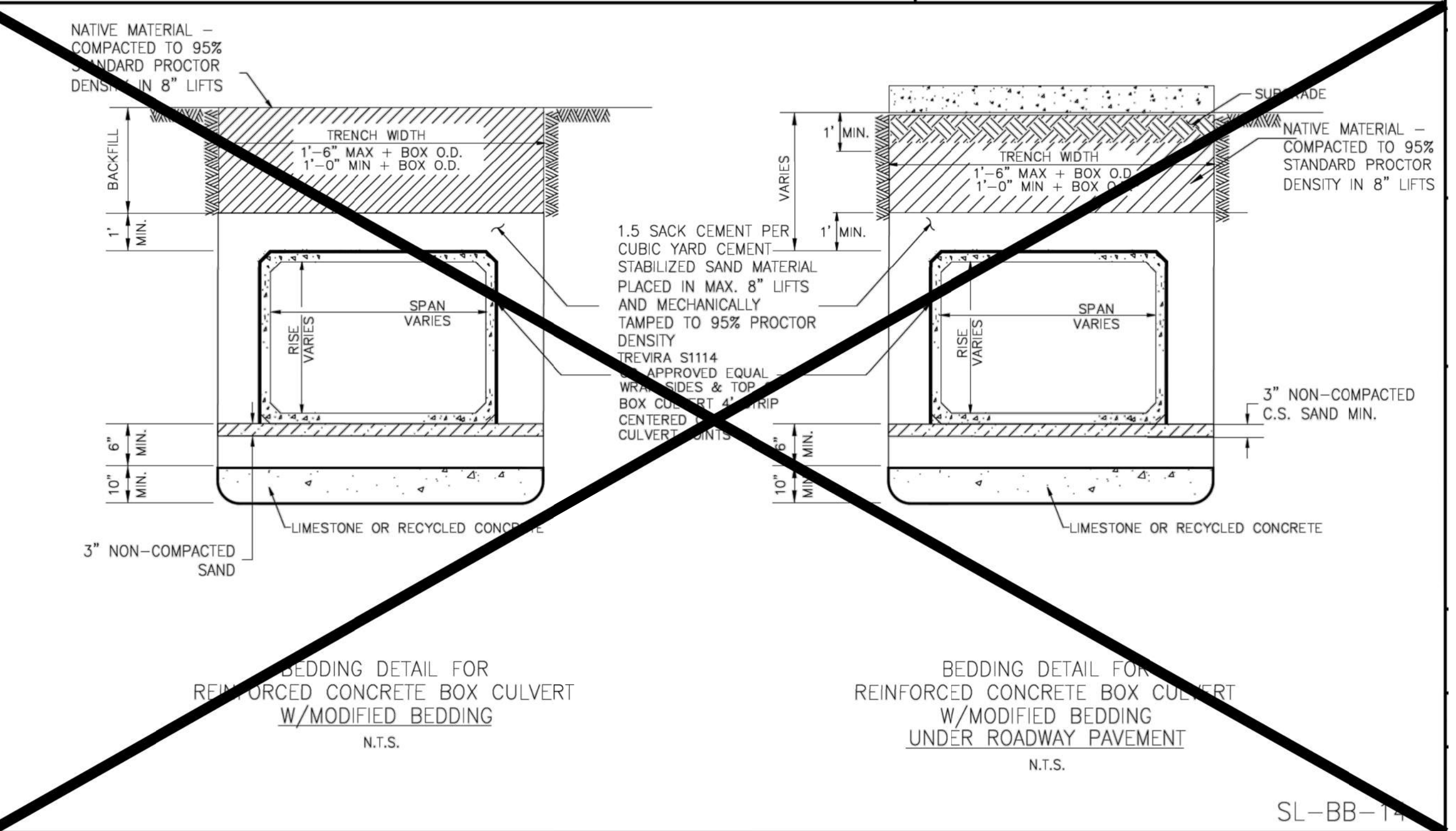
BEDDING DETAIL FOR REINFORCED CONCRETE BOX CULVERT UNDER ROADWAY PAVEMENT
N.T.S. SL-BB-12

NOTES
1. 1.5-SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").



BEDDING DETAIL FOR REINFORCED CONCRETE BOX PLACED IN EASEMENT
N.T.S. SL-BB-13

NOTES
1. 1.5-SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").



BEDDING DETAIL FOR REINFORCED CONCRETE BOX CULVERT W/MODIFIED BEDDING UNDER ROADWAY PAVEMENT
N.T.S. SL-BB-14

NOTES
1. 1.5-SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
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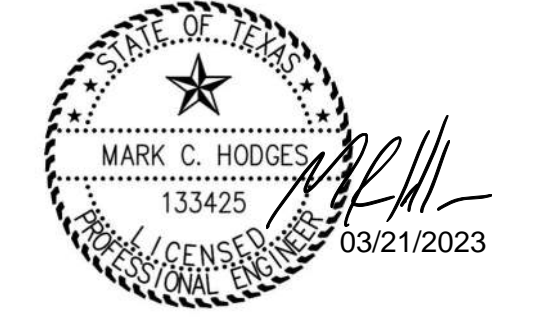
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**CITY OF ANGLETON
LIVE OAK RANCH**

**STORM DETAILS
(9 OF 10)**

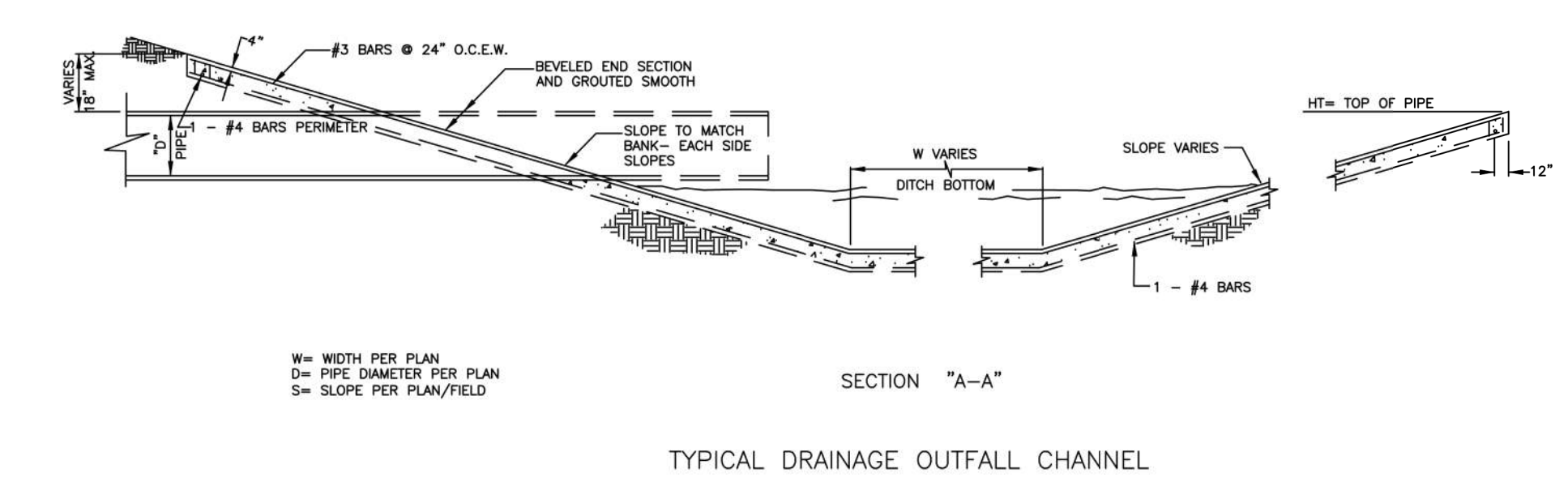
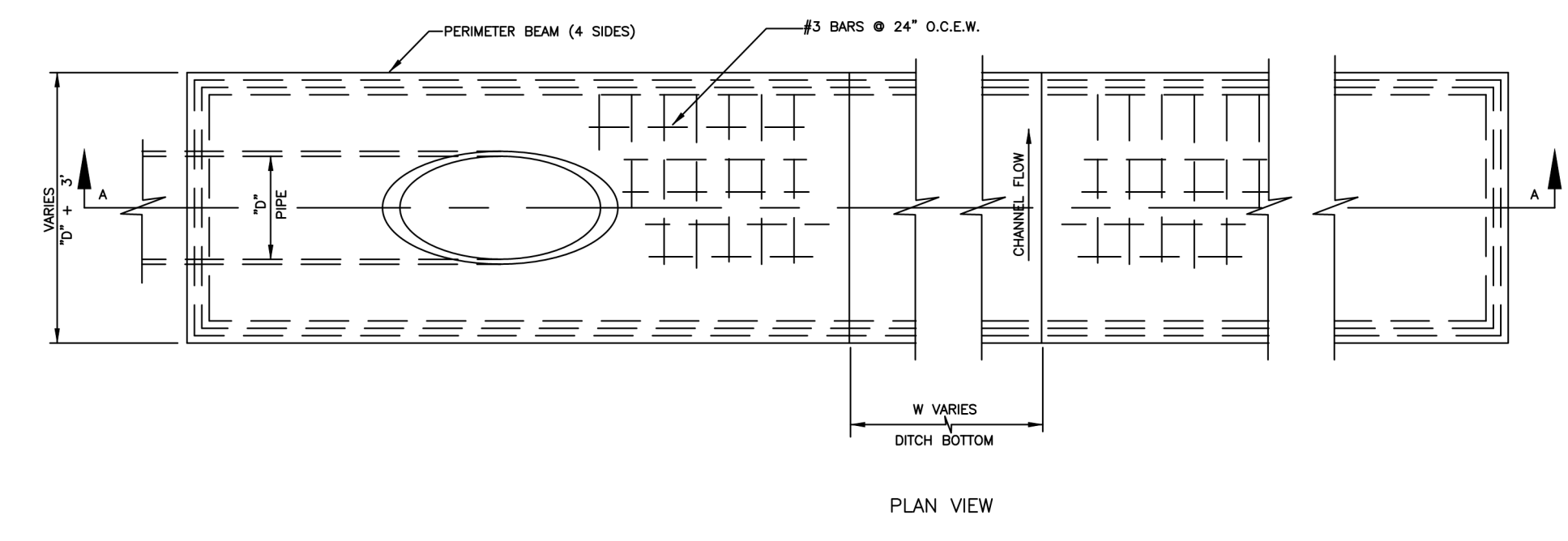
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DSGN.	NPM	DATE	6/22	IMAGE NO.	
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:
HORIZ: N/A
VERT: N/A

SHEET 46 OF 49 SHEETS


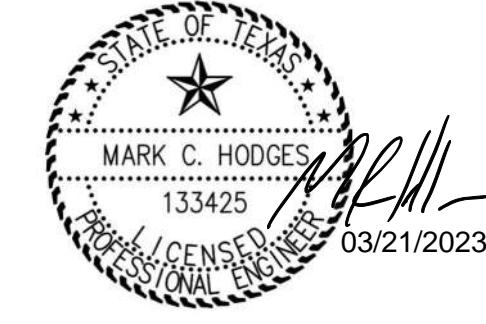
REVISION DATE: OCTOBER 2021

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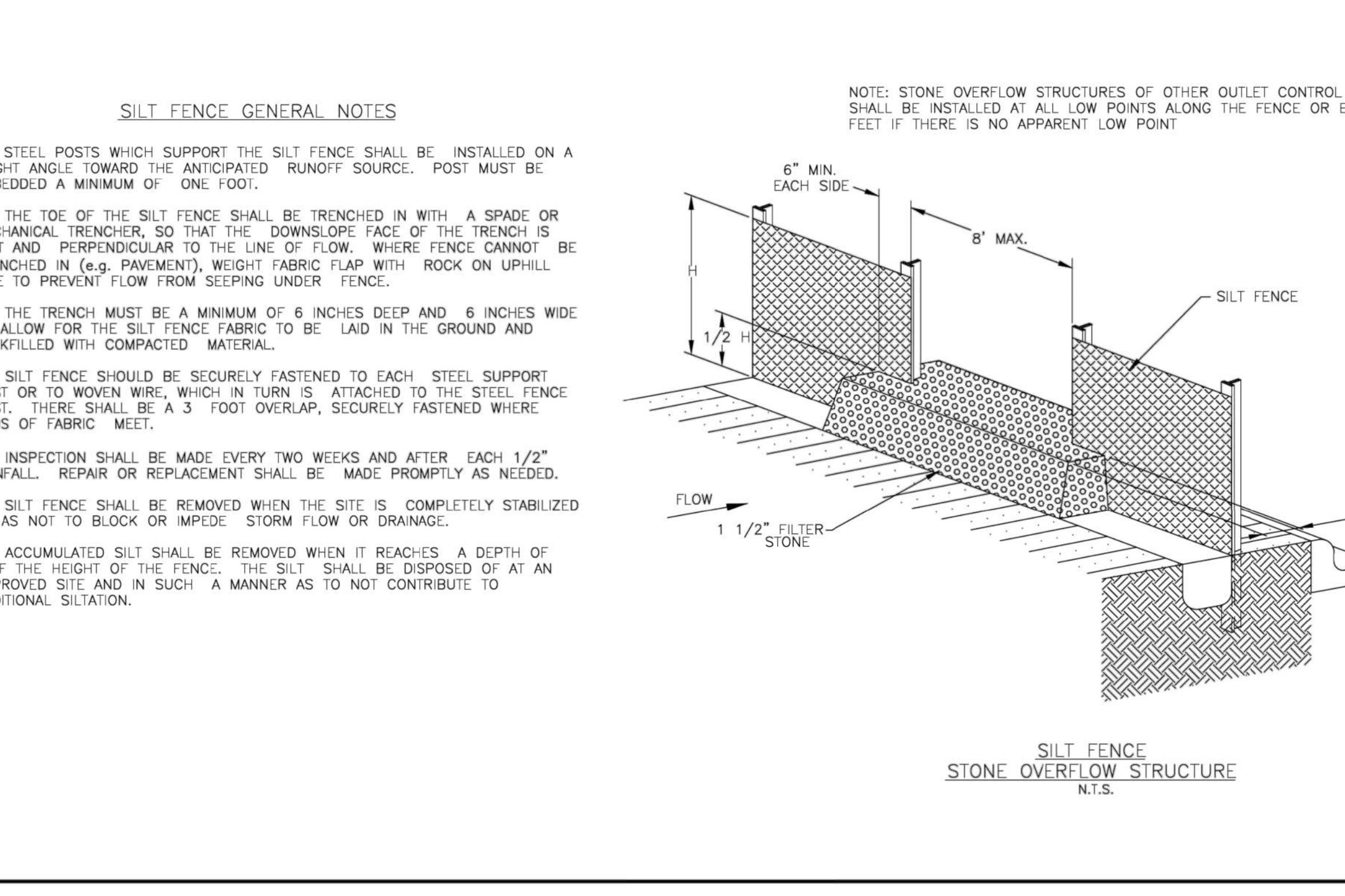
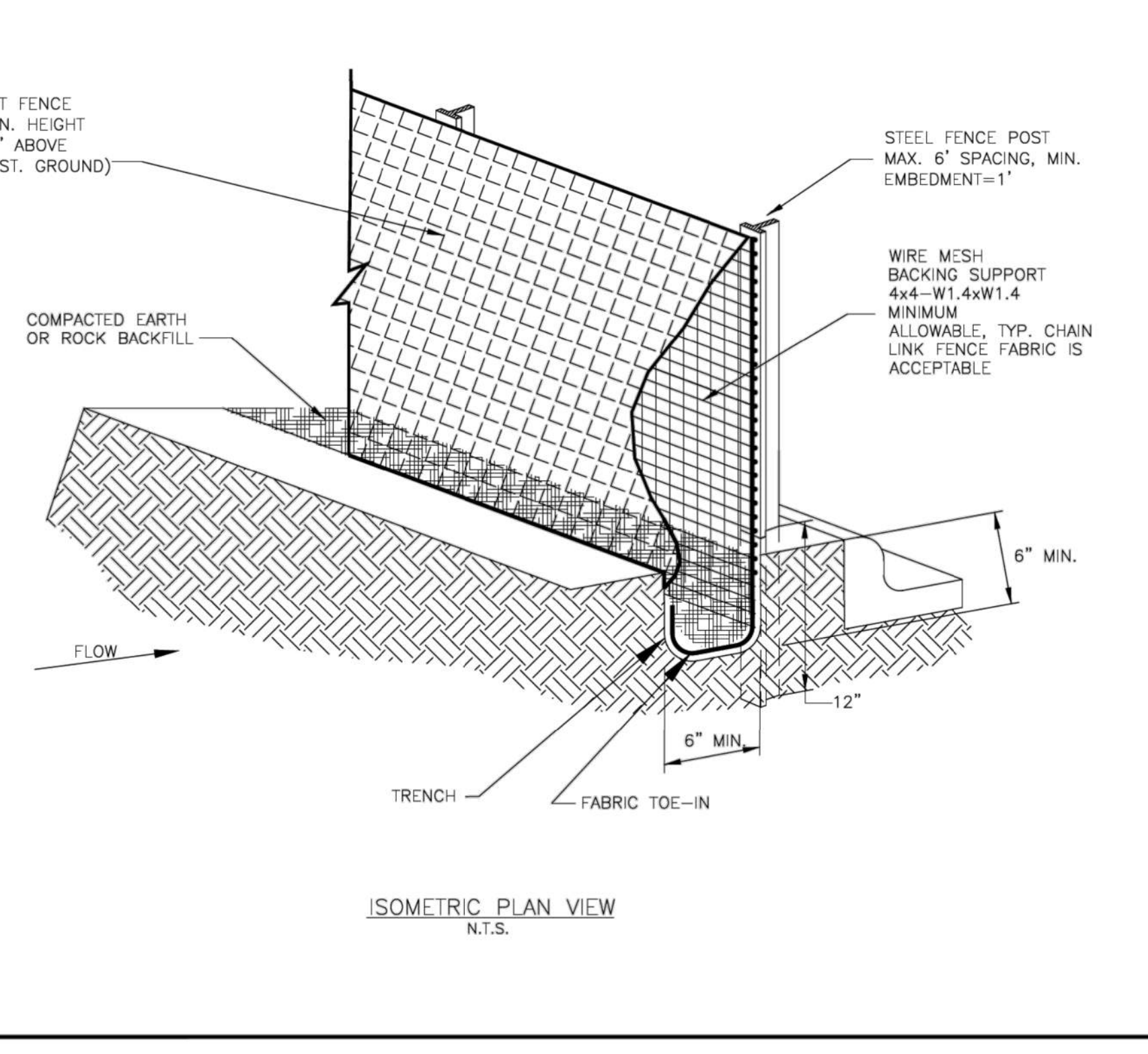
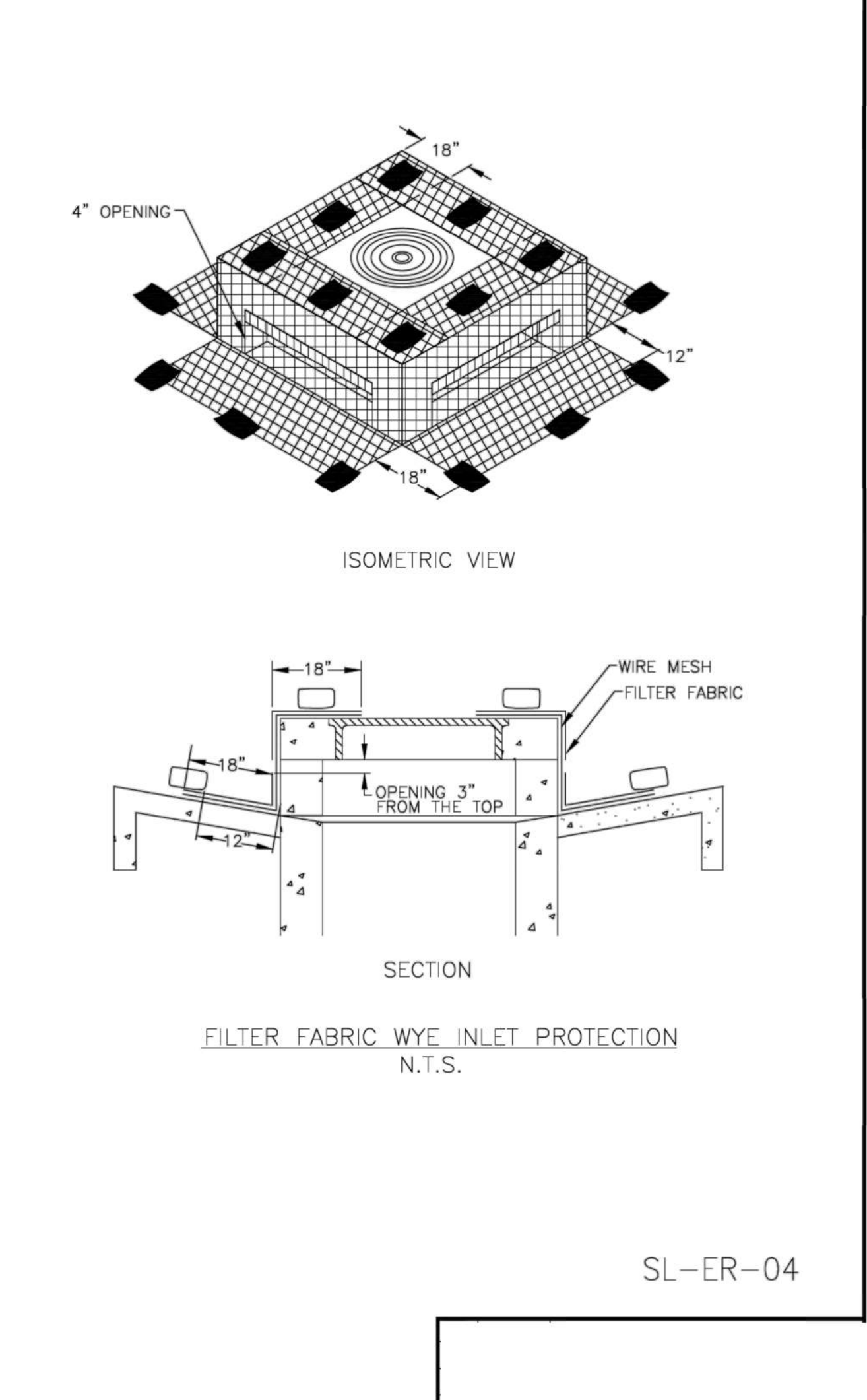
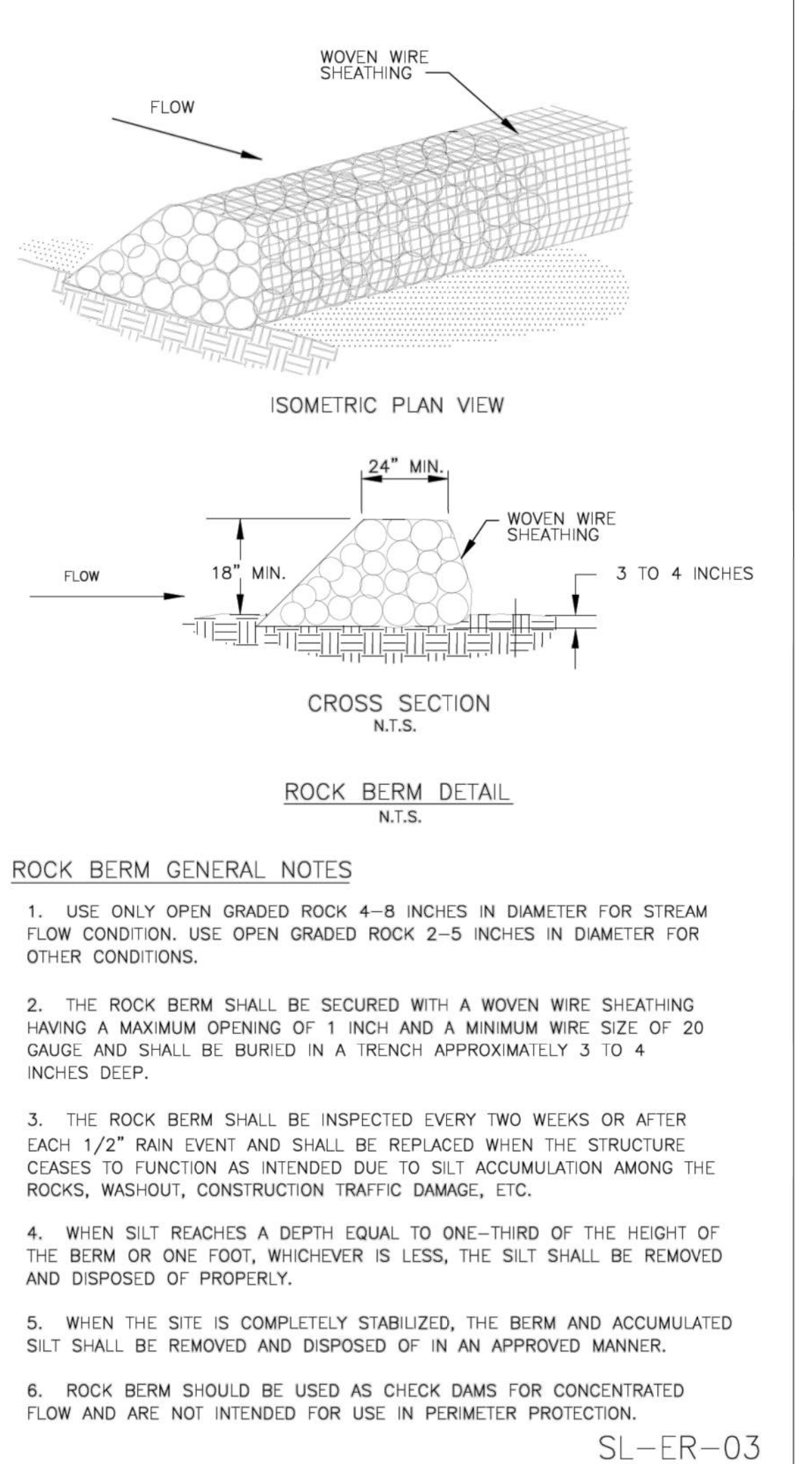
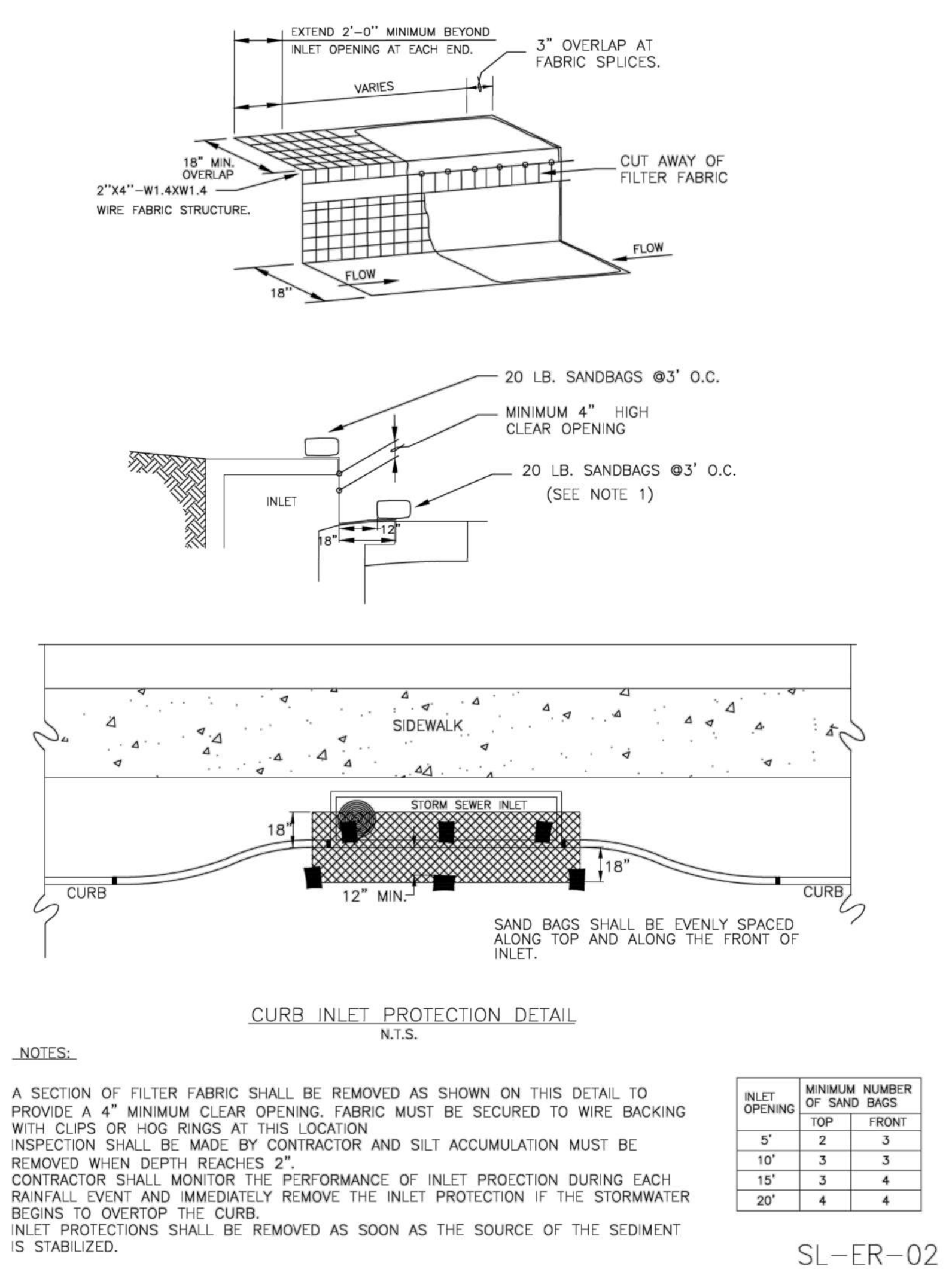
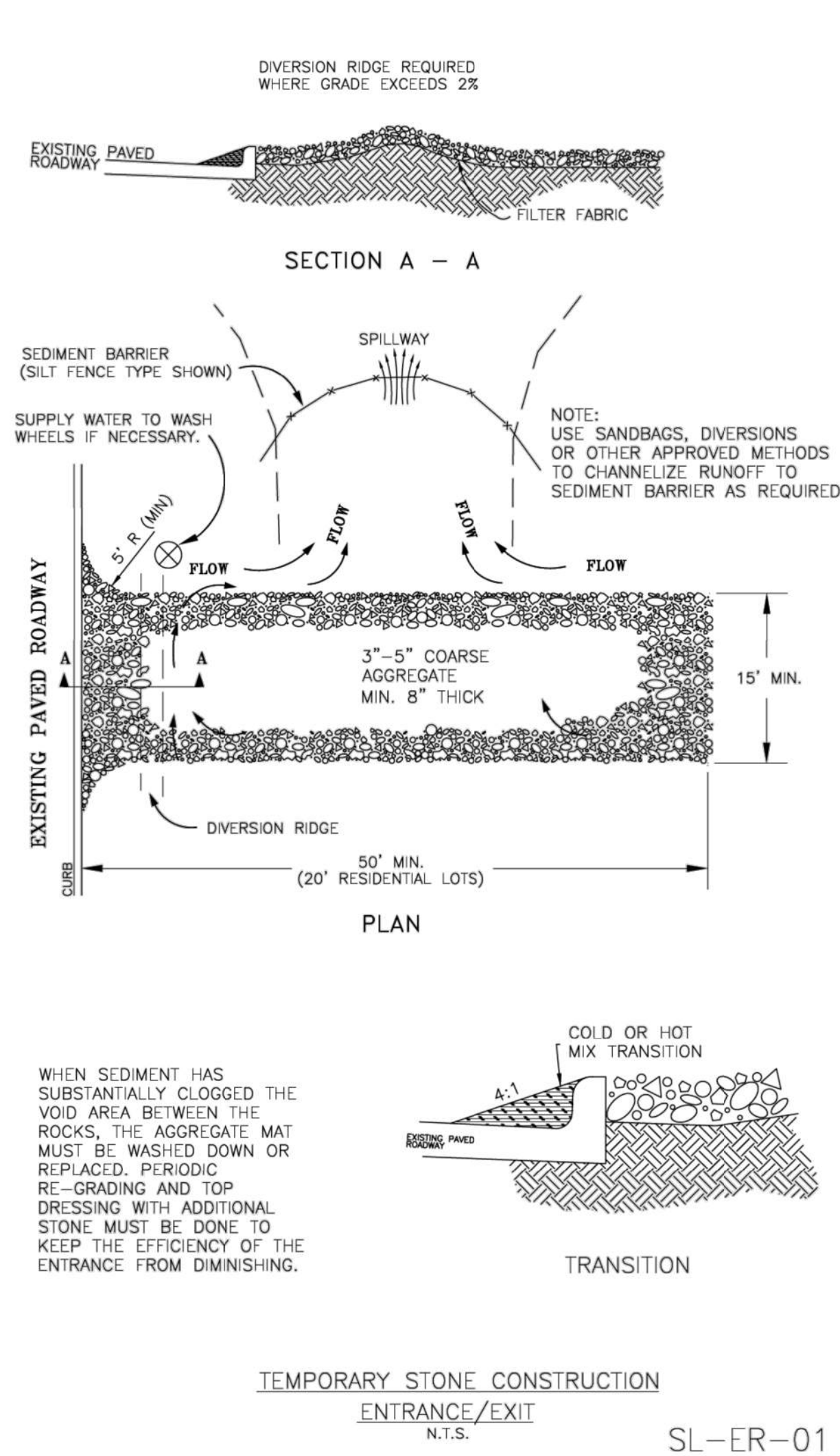


W= WIDTH PER PLAN
 D= PIPE DIAMETER PER PLAN
 S= SLOPE PER PLAN/FIELD

TYPICAL DRAINAGE OUTFALL CHANNEL

BENCHMARK(S) / FLOODPLAIN		
<p>BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.</p> <p>TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD88, 2001 ADJUSTMENT)</p> <p>TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD88, 2001 ADJUSTMENT)</p> <p>FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 480304040K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".</p>		
APPR.	REVISION	DATE
 <p>ODYSSEY ENGINEERING GROUP 2500 Tanglewilde Street, Suite 300 Houston, Texas 77063 t: 281.306.0240 www.odysseyeg.com TBPE No. F-17637</p>		
		
<p>CITY OF ANGLETON BRAZORIA COUNTY, TEXAS</p> <p>121 S Velasco, Angleton, Texas 77515</p>		
<p>CITY OF ANGLETON LIVE OAK RANCH</p>		
<p>STORM DETAILS (10 OF 10)</p>		
SURV. MS DATE 5/22 DSIGN. NPM DATE 6/22 DWIN. NPM DATE 6/22 CHKD. MCH DATE 3/23 APPR. MCH DATE 3/23	JOB NO. <p style="text-align: center;">21-027-00</p> IMAGE NO. <p style="text-align: center;">I-21027000-01</p>	SCALE: HORIZ. N/A VERT. N/A
SHEET 47 OF 49 SHEETS		87

I:\4027-00\Drawings\Details\STORM SEWER DETAILS\2102700-DE-STORM SEWER DETAILS 11 of 11.dwg (Rev. 21, 2023)-1:15pm Edited by: NMaciejosiak



BENCHMARK(S) / FLOODPLAIN

BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400E EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP

2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseeyeg.com
TBPE No. F-17637

STATE OF TEXAS
MARK C. HODGES
133425
03/21/2023

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

STORM WATER POLLUTION PREVENTION PLAN DETAILS (1 OF 2)

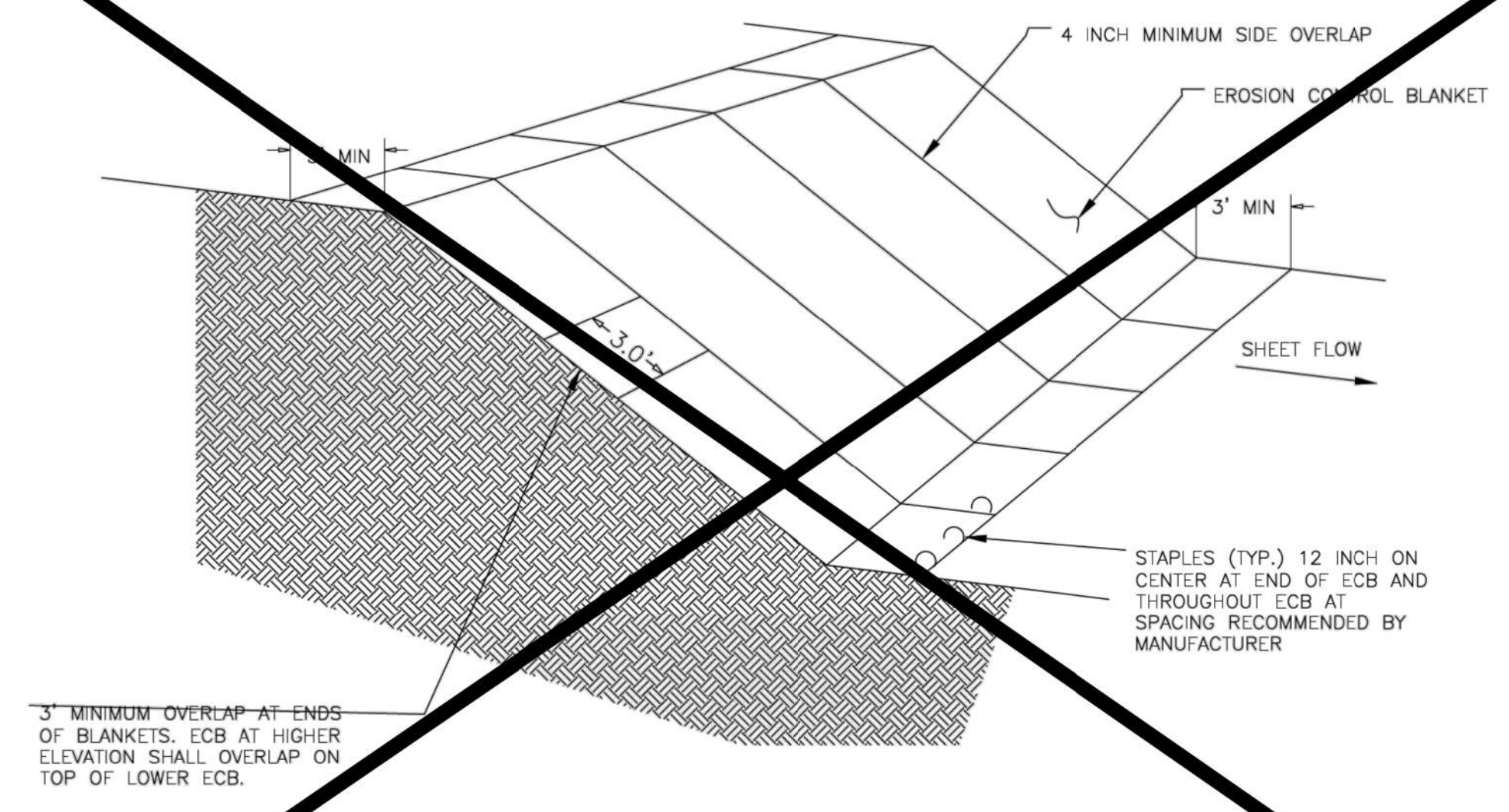
SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
DWN. NPM. DATE 6/22	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	

SCALE: HORIZ. N/A VERT. N/A

SHEET 48 OF 49 SHEETS

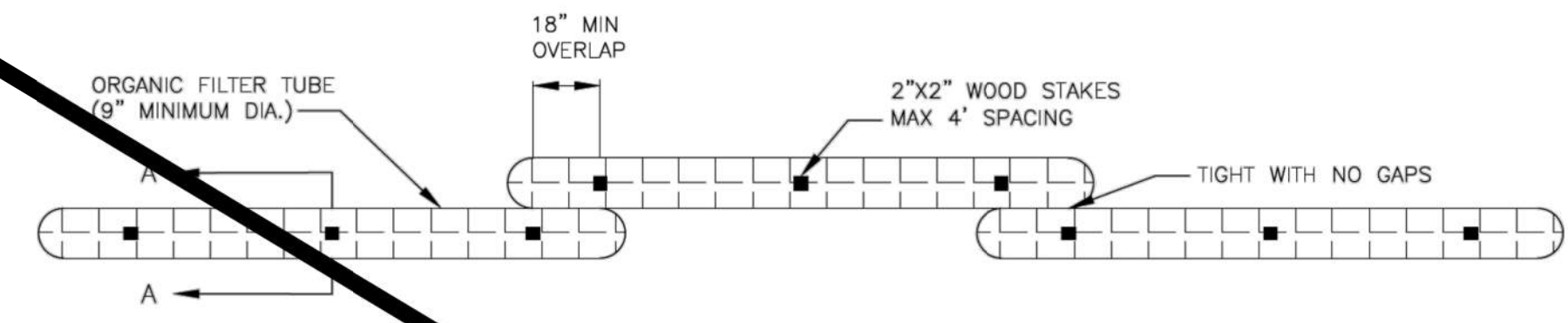
REVISION DATE: OCTOBER 2021

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EROSION CONTROL BLANKETS
N.T.S.

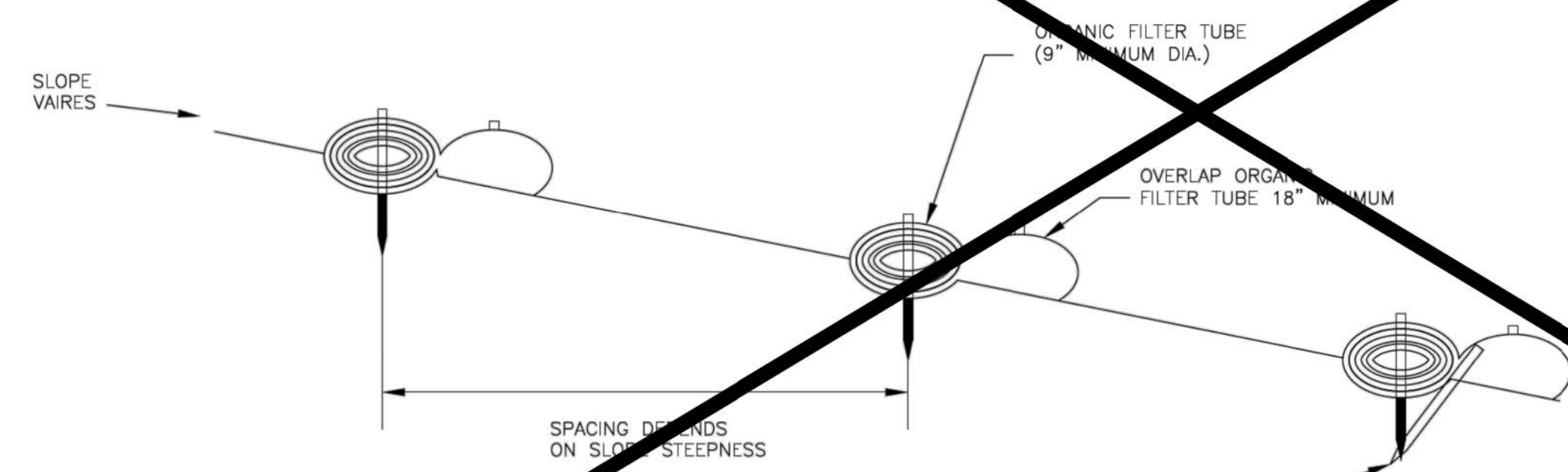
SL-ER-06



ORGANIC FILTER TUBE PERIMETER CONTROL PLAN VIEW
N.T.S.

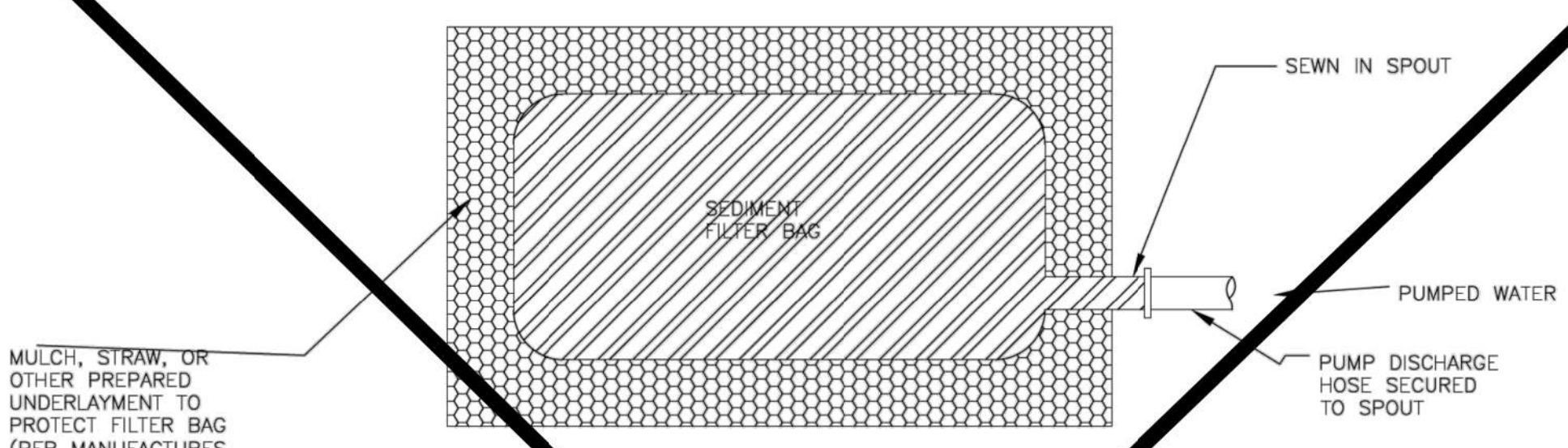
ORGANIC FILTER TUBES NOTES

1. TYPE OF NETTING, FILTER MATERIAL, DIAMETER OF TUBE, AND SPACING OF TUBES SHALL BE SPECIFIED BY THE DESIGNER BASED ON THE FOLLOWING SITE PARAMETERS:
 - SIZE OF CONTRIBUTING DRAINAGE AREA
 - STEEPNESS OF SLOPE
 - GROUND CONDITIONS (SOIL OR PAVEMENT)
2. DESIGNER SHALL SHOW ON THESE DRAWINGS THE LOCATIONS WHERE TUBE ARE TO BE TURNED UPSLOPE. SLOPE LENGTHS SHALL BE MINIMUM OF 10 FEET.

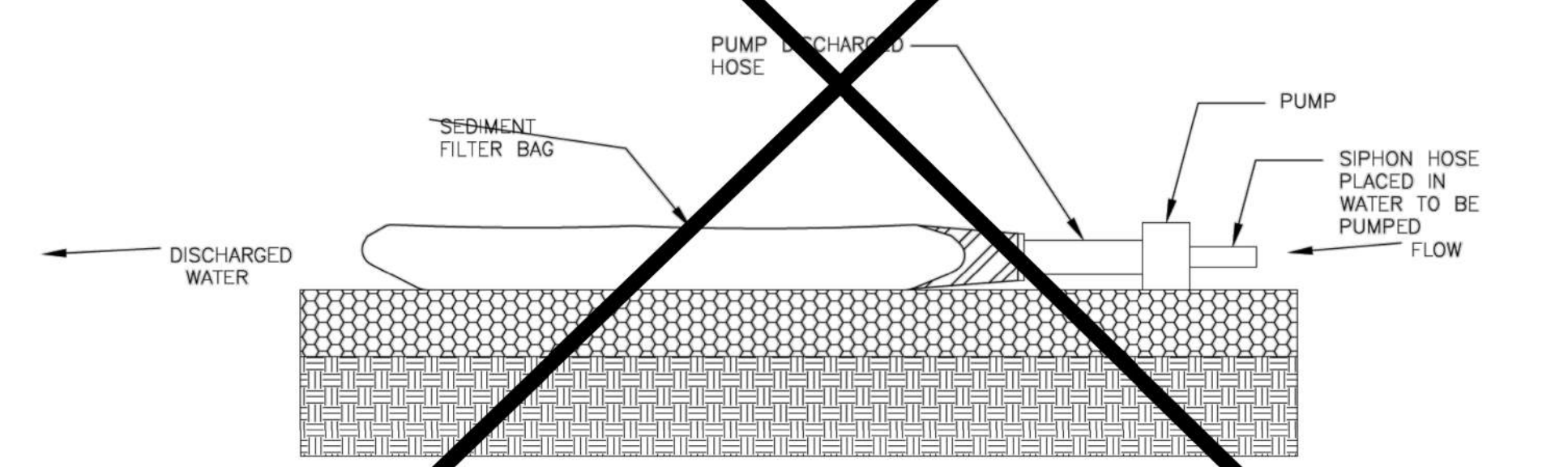


ORGANIC FILTER TUBE PERIMETER CONTROL PROFILE
N.T.S.

FOR SLOPES OF 2:1 OR STEEPER, A SECOND SLOPE SHALL BE NEEDED DEPENDING ON SLOPE TYPE.



SEDIMENT FILTER BAG PLAN VIEW
N.T.S.

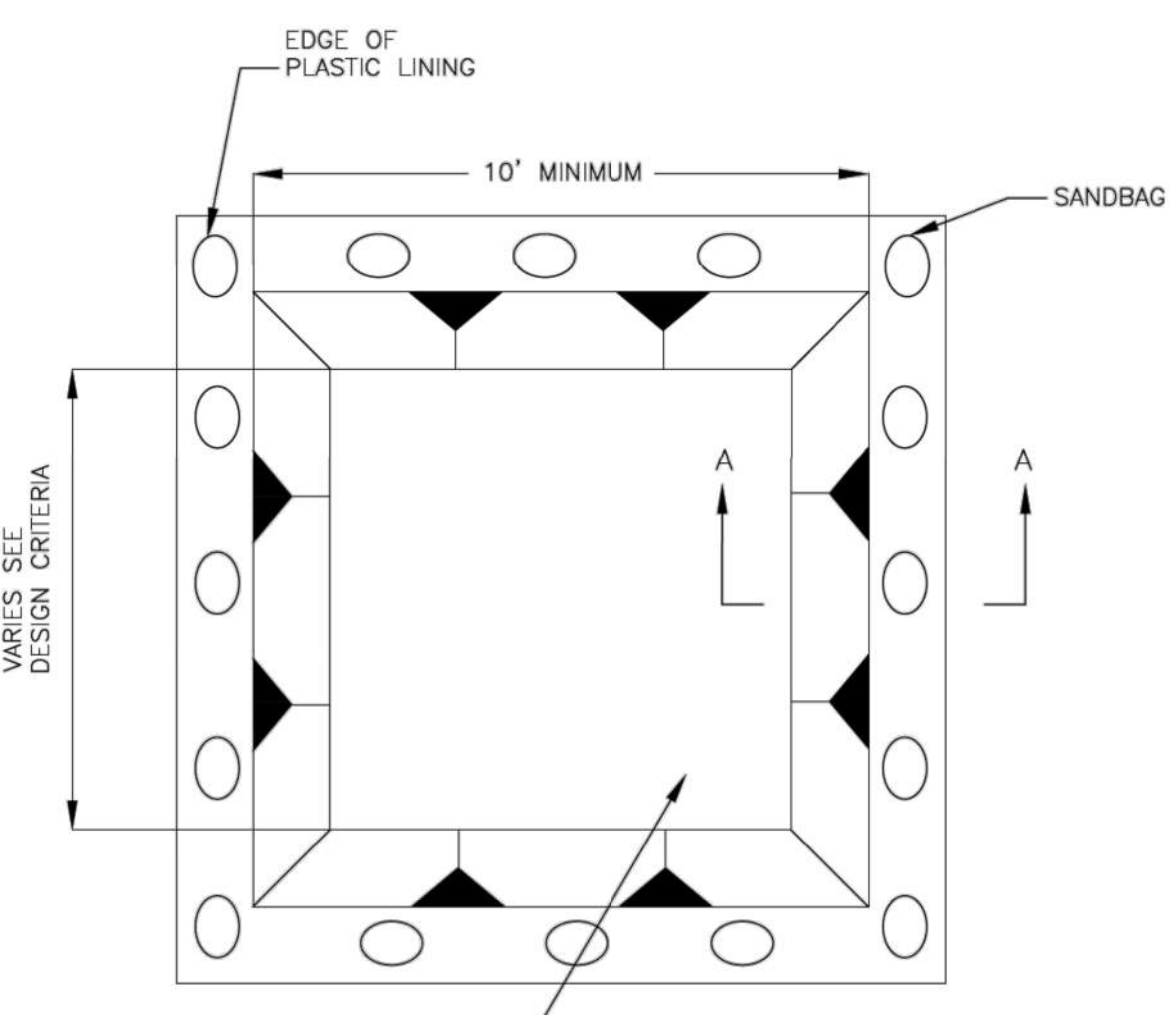


SEDIMENT FILTER BAG PROFILE
N.T.S.

NOTE: A FILTRATION BAG IS NOT REQUIRED IF THE DRAINAGE SYSTEM CAN BE ADEQUATELY PROTECTED

DEWATERING CONTROLS
N.T.S.

SL-ER-07

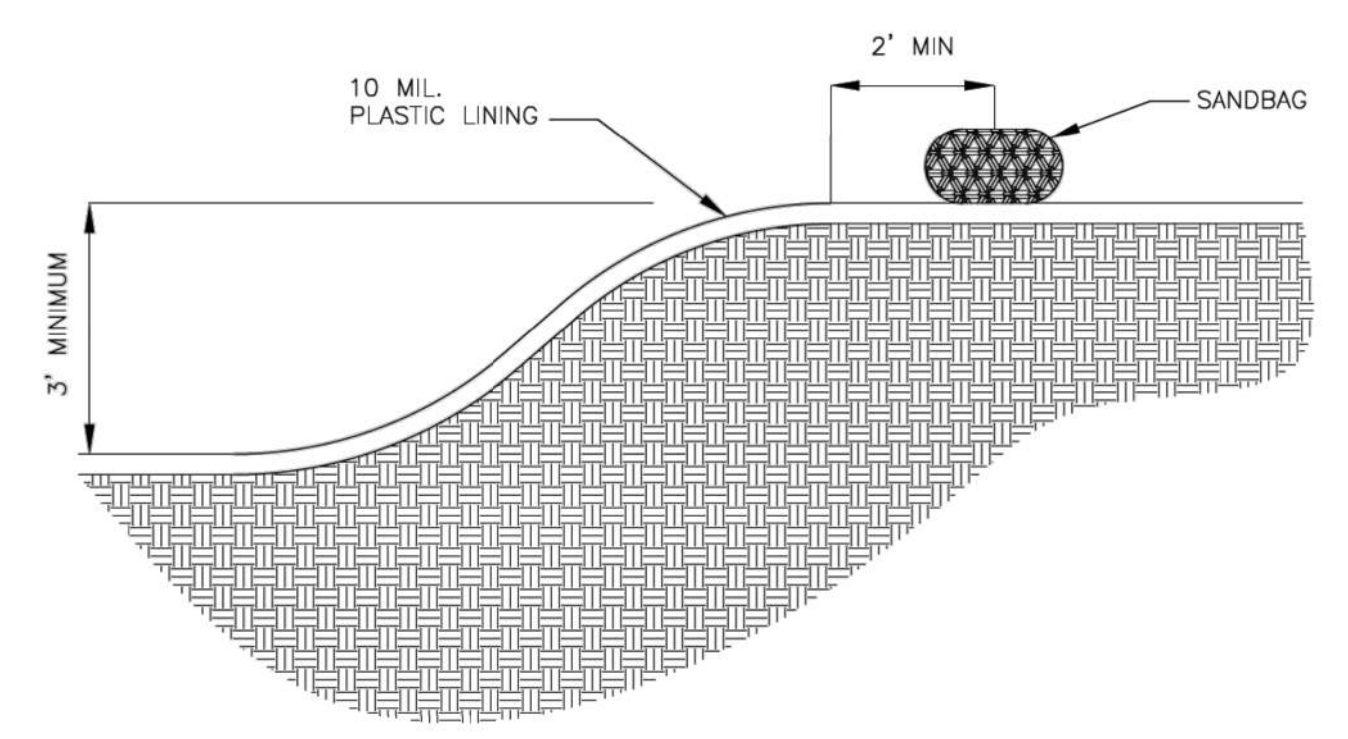


CONCRETE WASHOUT PLAN VIEW
N.T.S.

CONCRETE WASHOUT NOTES

1. SANDBAGS MAYBE REPLACED BY A SOIL BERM TO ANCHOR THE PLASTIC BAG

CONCRETE WASHOUT AREA
N.T.S.

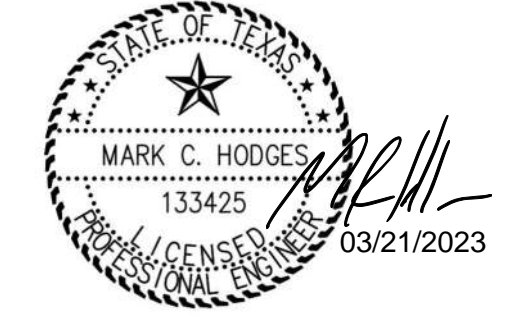


CONCRETE WASHOUT SECTION A-A
N.T.S.

SL-ER-08

BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)		
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FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

STORM WATER POLLUTION PREVENTION PLAN DETAILS (2 OF 2)

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
CHKD. MCH. DATE 3/23	SCALE: HORIZ. N/A VERT. N/A
APPR. MCH. DATE 3/23	SHEET 49 OF 49 SHEETS

P:\4027-00\Drawings\Details\FORM WATER POLLUTION PREVENTION PLAN (SPP)\DETAILS.dwg, Mar 21, 2023 11:58am Edited by: \Mchodges

DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That ANGLETON LIVE OAK RANCH, LLC, a Texas limited liability company...

APPROVED this ___ day of ___, 2023, by the Planning and Zoning Commission, City of Angleton, Texas.

By: [Signature]
Chairman
Planning and Zoning Commission

By: [Signature]
City Secretary

DRAINAGE EASEMENTS MAINTAINED BY A HOMEOWNER'S ASSOCIATION

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners...

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision...

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements or for any damage or injury to private property or person that results from the flow of water along said easement...

The City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress...

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water...

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the Owners and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors...

APPROVED this ___ day of ___, 2023, by the City Council, City of Angleton, Texas.

By: [Signature]
Mayor

By: [Signature]
City Secretary

ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted, this the ___ day of ___, 2023. The Board of Supervisors of the Angleton Drainage District does not warrant, represent or guarantee:

- 1. That drainage facilities outside the boundaries of the subdivision plat are available to receive runoff from the facilities described in this plat.
2. That drainage facilities described in this plat are adequate for rainfall in excess of Angleton Drainage District minimum requirements.
3. That building elevation requirements have been determined by the Angleton Drainage District.
4. That the District assumes any responsibility for construction, operation or maintenance of subdivision drainage facilities.

The District's review is based solely on the documentation submitted for review, and on the reliance on the report submitted by the Texas Registered Professional Engineer.

The District's review is not intended nor will serve as a substitution of the overall responsibility and/or decision making power of the party submitting the plat or plan herein, their or its principals or agents.

Chairman, Board of Supervisors Board Member

Board Member

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: That I, John Mark Otto, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

[Signature]
John Mark Otto
Registered Professional Land Surveyor
State of Texas No. 6672

Date

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Clint A. Mann, President of Angleton Live Oak Ranch, LLC, known to me to be the person whose name is subscribed to the foregoing Instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2023, A.D.

[Signature]
Notary Public in and for
The State of ___

Printed Name of Notary / Expires

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: That I, Megan Lee Crutcher, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

[Signature]
Megan Lee Crutcher, P.E.
Registered Professional Engineer
State of Texas No. 109803

Date

GENERAL NOTES:

1. ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

- B.C.C.F. - BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
B.C.M.F. - BRAZORIA COUNTY MAP RECORDS
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
DOC - DOCUMENT
EJMT - EASEMENT
ETJ - EXTRATERRITORIAL JURISDICTION
FND - FOUND
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
O.P.R.B.C. - OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
PG. - PAGE
P.O.B. - POINT OF BEGINNING
R.O.W. - RIGHT-OF-WAY
SQ.FT. - SQUARE FEET
S.S.E. - SANITARY SEWER EASEMENT
S.M.S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
VOL. - VOLUME
W.L.E. - WATER LINE EASEMENT

- 2. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD 88 (1991 ADJ.)
3. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS STATE PLANE SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE DROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999865957.
4. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT FILE 1241804 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF MAY 20, 2021, ISSUED DATE OF MAY 25, 2021, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
5. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C048K, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MILLER SURVEY.
6. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
7. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
8. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
9. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
10. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
11. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
12. SIDEWALKS THAT CONFORM TO ACW SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
13. FRONT SETBACKS SHALL BE 20 FEET, REAR SETBACKS SHALL BE 10 FEET, SIDE SETBACKS SHALL BE 16 FEET FOR LOTS ADJACENT TO R.O.W., 5 FEET FOR INTERIORS, AND 5 FEET FOR KEY CORNER LOTS.
14. BUILDING SETBACKS SHALL BE APPLICABLE PER NOTE 13 ABOVE UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLAT. IN NO CASE SHALL THE BUILDING SETBACKS SHOWN ON THE PLAT BE LESS THAN THE MINIMUM REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON.
15. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OR A PROPERTY OWNER ASSOCIATION, TO MAINTAIN THE RESERVE TRACT.
16. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO COMPLETE THE UNIMPROVED HALF PORTION OF ANGLETON BOULEVARD.
17. NO DRIVEWAY ACCESS IS ALLOWED FROM ANGLETON BOULEVARD FOR APPLICABLE LOTS.

LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION OF 20,000 ACRES OR 871,200 SQUARE FEET OF LAND SITUATED IN THE ISAAC TINSLEY SURVEY, ABSTRACT NO. 375, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 18, BLOCK 6, AND ALL OF LOTS 1 THROUGH 36, BLOCK 7 AND ALL OF LOTS 1-18, BLOCK 8 OF ANGLETON COUNTRY ESTATES AS RECORDED IN VOLUME 11, PAGE 48 OF THE BRAZORIA COUNTY PLAT RECORDS AS CONVEYED TO PHILIP D. SHERRBROOK AND KARL M. WRIGHT AS RECORDED IN DOCUMENT NO. 2004020687 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

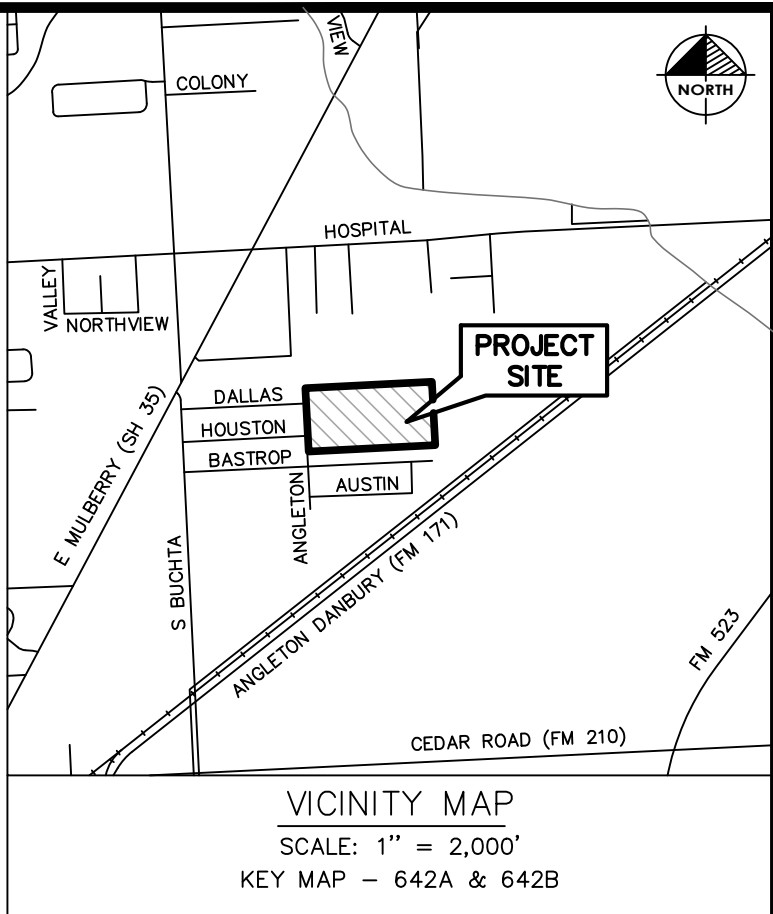
BEGINNING AT A 5/8 INCH IRON ROD WITH CAP FOUND ON THE EAST RIGHT-OF-WAY LINE OF ANGLETON BOULEVARD (60' WIDE RIGHT-OF-WAY) AS RECORDED IN VOLUME 11, PAGE 48 OF THE BRAZORIA COUNTY PLAT RECORDS, THE SOUTHWEST CORNER OF A CALLED 20,018 ACRE TRACT OF LAND CONVEYED TO ANGLETON-DANBURY HOSPITAL DISTRICT AS RECORDED IN DOCUMENT NO. 2006004367 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6 OF SAID ANGLETON COUNTRY ESTATES AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, NORTH 07 DEG. 05 MIN. 53 SEC. EAST, ALONG THE SOUTHERLY LINE OF SAID 20,018 ACRE TRACT, A DISTANCE OF 1,320.00 FEET TO THE SOUTHEAST CORNER OF SAID 20,018 ACRE TRACT, BEING ON THE WEST RIGHT-OF-WAY LINE OF AN UNIMPROVED 60 FOOT WIDE COUNTY ROAD, RECORDED IN VOLUME 29, PAGE 75 OF THE BRAZORIA COUNTY PLAT RECORDS, FROM SAID POINT A 5/8 INCH IRON ROD WITH CAP FOUND BEARS NORTH 01 DEG. 21 MIN. 41 SEC. EAST, A DISTANCE OF 0.82 FEET:

THENCE, SOUTH 02 DEG. 55 MIN. 09 SEC. EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID UNIMPROVED RIGHT-OF-WAY, A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF A 15 FOOT WIDE DRAINAGE EASEMENT AS SHOWN IN ANGLETON COUNTRY ESTATES SECTION 2, RECORDED IN VOLUME 15, PAGE 347 OF THE BRAZORIA COUNTY PLAT RECORDS:

THENCE, SOUTH 87 DEG. 05 MIN. 53 SEC. WEST, ALONG THE NORTH LINE OF SAID ANGLETON COUNTRY ESTATES SECTION 2, PASSING AT A DISTANCE OF 14.71 FEET, A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE NORTHEAST CORNER OF LOT 21, BLOCK 1, OF SAID ANGLETON COUNTRY ESTATES SECTION 2, PASSING AT A DISTANCE OF 1,304.70 FEET, A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID ANGLETON COUNTRY ESTATES SECTION 2, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1,320.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET OF THE EAST RIGHT-OF-WAY LINE OF SAID ANGLETON BOULEVARD.

THENCE, NORTH 02 DEG. 55 MIN. 09 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ANGLETON BOULEVARD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20,000 ACRES OR 871,200 SQUARE FEET OF LAND.



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP - 642A & 642B

FINAL PLAT

LIVE OAK RANCH

A SUBDIVISION OF 20,000 AC. / 871,200 SQ. FT., BEING ALL OF LOTS 1 THROUGH 18, BLOCK 6, ALL OF LOTS 1 THROUGH 36, BLOCK 7, AND ALL OF LOTS 1 THROUGH 18, BLOCK 8, ANGLETON COUNTRY ESTATES, RECORDED IN VOL. 11, PG. 48, B.C.P.R., BEING TRACTS 45, 46, AND 51, OUT OF THE I.T. TINSLEY SURVEY, ABSTRACT NO. 375, RECORDED IN BOOK D, VOL. 29, PG. 75, B.C.P.R., CITY OF ANGLETON CITY LIMITS, BRAZORIA COUNTY, TEXAS.

3 BLOCKS 1 RESERVE 65 LOTS

MAY 2023

Owners
ANGLETON LIVE OAK RANCH, LLC
a Texas limited liability company
2525 Pebble Lodge Ln.
Friendswood, TX 77546

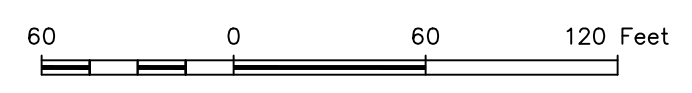
Surveyor
MILLER SURVEY
DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

Prepared By
BEACON LAND SERVICES
5301 Katy Freeway, Suite 100
Houston, TX 77007
(713) 936-0280



GRAPHIC SCALE: 1" = 60'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.52'	70.70'	N 42°05'22" E	89°58'58"
C2	30.00'	78.55'	70.72'	N 47°54'38" W	90°01'02"
C3	20.00'	14.30'	14.00'	S 72°25'47" E	40°58'44"
C4	60.00'	180.04'	119.70'	N 42°05'22" E	171°56'26"
C5	20.00'	14.30'	14.00'	N 23°23'29" W	40°58'44"
C6	20.00'	14.03'	13.74'	N 17°11'30" E	40°11'15"
C7	60.00'	178.43'	119.58'	N 47°54'38" W	170°23'32"
C8	20.00'	14.03'	13.74'	S 66°59'13" W	40°11'15"
C9	20.00'	31.42'	28.29'	S 47°54'38" E	90°01'02"
C10	20.00'	31.41'	28.28'	S 42°05'22" W	89°58'58"

LOT AREA TABLES

BLOCK	LOT	SQ. FT.	AC.
1	1	8,102	0.1840
1	2	8,103	0.1840
1	3	8,104	0.1840
1	4	8,105	0.1861
1	5	8,106	0.1861
1	6	8,107	0.1861
1	7	8,108	0.1861
1	8	8,109	0.1862
1	9	8,110	0.1862
1	10	8,111	0.1862
1	11	8,112	0.1862
1	12	8,114	0.1862
1	13	8,115	0.1863
1	14	7,869	0.1806
1	15	9,420	0.2208
1	16	12,646	0.2903
1	17	6,404	0.1470
1	18	6,502	0.1493

BLOCK	LOT	SQ. FT.	AC.
2	1	6,487	0.1535
2	2	6,518	0.1494
2	3	6,443	0.1479
2	4	12,493	0.2914
2	5	9,498	0.2226
2	6	7,845	0.1801
2	7	8,085	0.1856
2	8	8,086	0.1856
2	9	8,086	0.1857
2	10	8,089	0.1857
2	11	8,090	0.1857
2	12	8,091	0.1857
2	13	8,092	0.1858
2	14	8,093	0.1858
2	15	8,094	0.1858
2	16	8,095	0.1858
2	17	8,096	0.1859
2	18	8,097	0.1859
2	19	8,098	0.1859

BLOCK	LOT	SQ. FT.	AC.
3	1	8,100	0.1840
3	2	8,100	0.1840
3	3	8,100	0.1840
3	4	8,100	0.1840
3	5	8,100	0.1840
3	6	8,100	0.1840
3	7	8,100	0.1840
3	8	8,100	0.1840
3	9	8,100	0.1840
3	10	8,100	0.1840
3	11	8,100	0.1840
3	12	8,100	0.1840
3	13	8,100	0.1840
3	14	8,012	0.1839

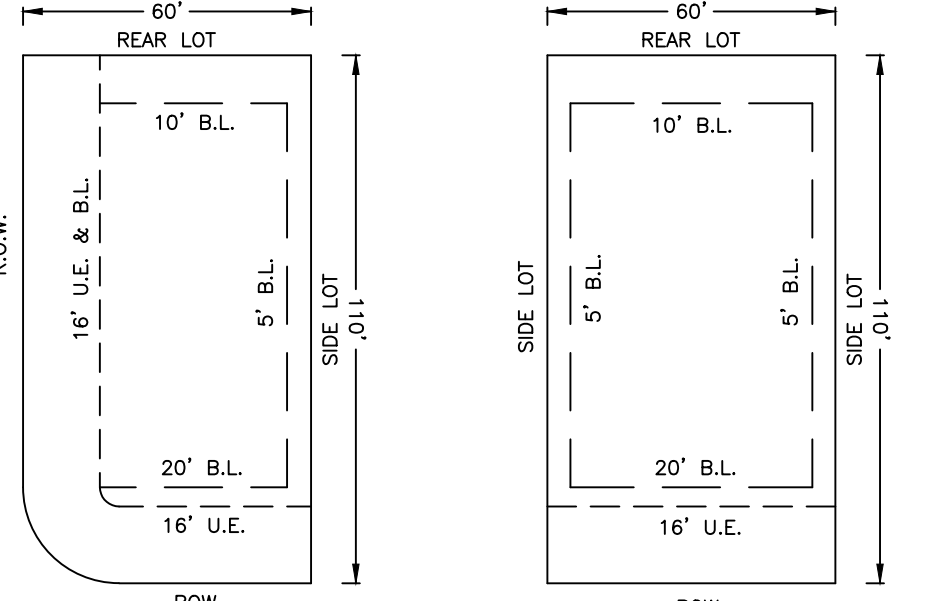
BLOCK	LOT	SQ. FT.	AC.
3	15	8,017	0.1840
3	16	8,100	0.1840
3	17	8,100	0.1840
3	18	8,100	0.1840
3	19	8,100	0.1840
3	20	8,100	0.1840
3	21	8,100	0.1840
3	22	8,100	0.1840
3	23	8,100	0.1840
3	24	8,100	0.1840
3	25	8,100	0.1840
3	26	8,100	0.1840
3	27	8,100	0.1840
3	28	8,100	0.1840

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 47°54'38" E	6.00'
L2	N 42°05'22" E	5.00'

RESERVE TABLE

RES	AC. / S.F.	USE RESTRICTION
A	4.87 / 211,969	RESTRICTED TO DETENTION, OPEN SPACE AND UTILITY USES



LIVE OAK RANCH

A SUBDIVISION OF 20,000 AC. / 871,200 SQ. FT., BEING ALL OF LOTS 1 THROUGH 18, BLOCK 6, ALL OF LOTS 1 THROUGH 36, BLOCK 7, AND ALL OF LOTS 1 THROUGH 18, BLOCK 8, ANGLETON COUNTRY ESTATES, RECORDED IN VOL. 11, PG. 48, B.C.P.R., BEING TRACTS 45, 46, AND 51, OUT OF THE I.T. TINSLEY SURVEY, ABSTRACT NO. 375, RECORDED IN BOOK D, VOL. 29, PG. 75, B.C.P.R., CITY OF ANGLETON CITY LIMITS, BRAZORIA COUNTY, TEXAS.

3 BLOCKS 1 RESERVE 65 LOTS
MAY 2023

Owners
ANGLETON LIVE OAK RANCH, LLC
 a Texas limited liability company
 2525 Pebble Lodge Ln.
 Friendswood, TX 77546

Surveyor
MILLER SURVEY
DCCM

Prepared By
BEACON
LAND SERVICES
 5301 Katy Freeway, Suite 100
 Houston, TX 77007
 (713) 936-0280

Miller Survey | Firm Reg. No. 10047100
 1760 W. Sam Houston Pkwy N.
 Houston, TX 77043
 713.413.1900 | millersurvey.com

**AFFIDAVIT OF
AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and/or legal description)
Lots 1-18, Block 6, Lots 1-36, Block 7, and Lots 1-18, Block 8, Angleton Country Estates,
Vol. 11, pg. 48, Brazoria County Map Records
which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Andrew Allemand with Beacon Land Services

ADDRESS: 5301 Katy Freeway, Suite 100, Houston, TX 77007

APPLICANT PHONE # 713-936-0280 E-MAIL: Aallemand@beaconland.net

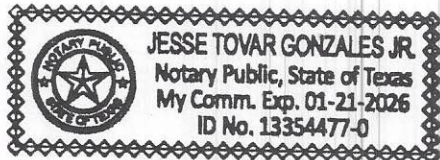
PRINTED NAME OF OWNER: Angleton Live Oak Ranch, LLC

SIGNATURE OF OWNER: *[Signature]* DATE: 11/14/22

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 14th day of November, 2022.

(SEAL)



[Signature]
Notary Public for the State of Texas
Commission Expires: 01-21-2026

OWNER'S POLICY OF TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
 - (a) A defect in the Title caused by:
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
 - (d) Any statutory or constitutional mechanic's, contractor's, or materialman's lien for labor or materials having its inception on or before Date of Policy.
3. Lack of good and indefeasible Title.
4. No right of access to and from the Land.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

G. Mathi

Authorized Countersignature
Authorized Countersignature
Stewart Title Company
190 Abner Jackson Parkway Suite 100
Lake Jackson, TX 77566



F. H. Eppinger

Frederick H. Eppinger
President and CEO

D. Hisey

David Hisey
Secretary

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit www.stewart.com. To make a claim, furnish written notice in accordance with Section 3 of the Conditions.

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to:
 - (a) the occupancy, use or enjoyment of the Land;
 - (b) the character, dimensions or location of any improvement erected on the Land;
 - (c) subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective:
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency or similar creditors' rights laws by reason of the failure of its recording in the Public Records:
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
11. The Company will also pay the costs, attorneys' fees and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to:
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the Land;
 - (iii) subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is:
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
6. The refusal of any person to purchase, lease or lend money on the estate or interest covered hereby in the land described in Schedule A because of Unmarketable Title.

CONDITIONS

1. DEFINITION OF TERMS.

The following terms when used in this policy mean:

- (a) "Amount of Insurance": the amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company or other similar legal entity.
- (d) "Insured": the Insured named in Schedule A.
 - (i) The term "Insured" also includes:
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title;
 - (1) If the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) If the grantee wholly owns the named Insured,
 - (3) If the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) If the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C) and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": an Insured claiming loss or damage.
- (f) "Knowledge" or "Known": actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": the land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": the estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE.

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT.

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) below, or (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

When, after the Date of the Policy, the Insured notifies the Company as required herein of a lien, encumbrance, adverse claim or other defect in Title insured by this policy that is not excluded or excepted from the coverage of this policy, the Company shall promptly investigate the charge to determine whether the lien, encumbrance, adverse claim or defect or other matter is valid and not barred by law or statute. The Company shall notify the Insured in writing, within a reasonable time, of its determination as to the validity or invalidity of the Insured's claim or charge under the policy. If the Company concludes that the lien, encumbrance, adverse claim or defect is not covered by this policy, or was otherwise addressed in the closing of the transaction in connection with which this policy was issued, the Company shall specifically advise the Insured of the reasons for its determination. If the Company concludes that the lien, encumbrance, adverse claim or defect is valid, the Company shall take one of the following actions: (i) institute the necessary proceedings to clear the lien, encumbrance, adverse claim or defect from the Title as insured; (ii) indemnify the Insured as provided in this policy; (iii) upon payment of appropriate premium and charges therefore, issue to the Insured Claimant or to a subsequent owner, mortgagee or holder of the estate or interest in the Land insured by this policy, a policy of title insurance without exception for the lien, encumbrance, adverse claim or defect, said policy to be in an amount equal to the current value of the Land or, if a loan policy, the amount of the loan; (iv) indemnify another title insurance company in connection with its issuance of a policy(ies) of title insurance

without exception for the lien, encumbrance, adverse claim or defect; (v) secure a release or other document discharging the lien, encumbrance, adverse claim or defect; or (vi) undertake a combination of (i) through (v) herein.

4. PROOF OF LOSS.

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS.

- (a) Upon written request by the Insured, and subject to the options contained in Sections 3 and 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Sections 3 and 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE.

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY.

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

- (b) To Pay or Otherwise Settle With Parties Other than the Insured or With the Insured Claimant.

- (i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

- (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay. Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY.

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of:
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 3 or 5 and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY.

- (a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, all as insured, or takes action in accordance with Section 3 or 7, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY.

All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE.

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS.

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT.

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION.

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT.

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim, shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. Each Commitment, endorsement or other form, or

provision in the Schedules to this policy that refers to a term defined in Section 1 of the Conditions shall be deemed to refer to that term regardless of whether the term is capitalized in the Commitment, endorsement or other form, or Schedule. Each Commitment, endorsement or other form, or provision in the Schedules that refers to the Conditions and Stipulations shall be deemed to refer to the Conditions of this policy.

16. SEVERABILITY.

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid and all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM.

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured, and in interpreting and enforcing the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of laws principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT.

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company P.O. Box 2029, Houston, Texas 77252-2029.

STEWART TITLE GUARANTY COMPANY

1. IMPORTANT NOTICE

To obtain information or make a complaint:

2. You may contact your title insurance agent at (979) 297-6426
3. You may call Stewart Title Guaranty Company's toll-free number for information or to make a complaint at:

(800) 729 1902

4. You may also write to Stewart Title Guaranty Company at P.O. Box 2029, Houston, TX 77252-2029
5. You may contact the Texas Department of Insurance to obtain information on companies, coverage's, rights or complaints at:

(800) 252-3439

6. You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: Consumerprotection@tdi.texas.gov

7. PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

8. ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

1. AVISO IMPORTANTE

Para obtener informacion o para presentar una queja:

2. Usted puede comunicarse con su agente al: (979) 297-6426
3. Usted puede llamar al numero de telefono gratuito de Stewart Title Guaranty Company's para obtener informacion o para presentar una queja al:

1-800-729-1902

4. Usted tambien puede escribir a Stewart Title Guaranty Company, P.O. Box 2029, Houston, TX 77252-2029
5. Usted puede comunicarse con el Departamento de Seguros de Texas para obtener informacion sobre companias, coberturas, derechos, o quejas al:

(800) 252-3439

6. Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: Consumerprotection@tdi.texas.gov

7. DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamacion usted debe comunicarse con (el agente) (la compania) (el agente o la compania) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas (TDI).

8. ADJUNTE ESTE AVISO A SU POLIZA:

Este aviso es solamente para proposito informativos y no se convierte en parte o en condicion del documento adjunto.

**T-1 OWNER'S POLICY OF TITLE INSURANCE
SCHEDULE A**

Item 5.

ISSUED BY
STEWART TITLE GUARANTY COMPANY

**Name and Address of
Title Insurance Company:**

Stewart Title Guaranty Company
P.O. Box 2029, Houston, TX 77252-2029

File No.: 1241804

Policy No.: [REDACTED]

Address for Reference only: 20 Acres Hospital Drive, Angleton, TX 77515

Amount of Insurance: \$2,400,000.00

Premium: \$13,382.55

Date of Policy: March 9, 2022 at 10:19AM

1. Name of Insured:

Angleton Live Oak Ranch, LLC, a Texas limited liability company

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is insured as vested in:

Angleton Live Oak Ranch, LLC, a Texas limited liability company

4. The land referred to in this policy is described as follows:

See Exhibit "A" Attached Hereto

**T-1 OWNER'S POLICY OF TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1241804

Policy No.: [REDACTED]

A TRACT OR PARCEL CONTAINING 20.000 ACRES OR 871,200 SQUARE FEET OF LAND SITUATED IN THE ISAAC TINSLEY SURVEY, ABSTRACT NO. 375, BRAZORIA COUNTY, TEXAS, AND BEING ALL OF LOT 51 OF THE I.T. TINSLEY SURVEY SUBDIVISION AS RECORDED IN VOLUME 29, PAGE 75 OF THE BRAZORIA COUNTY, DEED RECORDS, BEING ALL OF LOTS 1 THROUGH 18, BLOCK 6, ALL OF LOTS 1 THROUGH 36, BLOCK 7 AND ALL OF LOTS 1-18, BLOCK 8 OF ANGLETON COUNTRY ESTATES AS RECORDED IN VOLUME 11, PAGE 48 OF THE BRAZORIA COUNTY PLAT RECORDS AS CONVEYED TO PHILLIP D. SHERBROOK AND KARL M. WRIGHT AS RECORDED IN DOCUMENT NO. 2004020687 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP FOUND ON THE EAST RIGHT-OF-WAY LINE OF ANGLETON BOULEVARD (60' WIDE RIGHT-OF-WAY) AS RECORDED IN VOLUME 11, PAGE 48 OF THE BRAZORIA COUNTY PLAT RECORDS, THE SOUTHWEST CORNER OF A CALLED 20.018 ACRE TRACT OF LAND CONVEYED TO ANGLETON-DANBURY HOSPITAL DISTRICT AS RECORDED IN DOCUMENT NO. 2006004367 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6 OF SAID ANGLETON COUNTRY ESTATES AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 05 MIN. 53 SEC. EAST, ALONG THE SOUTHERLY LINE OF SAID 20.018 ACRE TRACT, A DISTANCE OF 1,320.00 FEET TO THE SOUTHEAST CORNER OF SAID 20.018 ACRE TRACT, BEING ON THE WEST RIGHT-OF-WAY LINE OF AN UNIMPROVED 60 FOOT WIDE COUNTY ROAD, RECORDED IN VOLUME 29, PAGE 75 OF THE BRAZORIA COUNTY PLAT RECORDS, FROM SAID POINT A 5/8 INCH IRON ROD WITH CAP FOUND BEARS NORTH 01 DEG. 21 MIN. 41 SEC. EAST, A DISTANCE OF 0.82 FEET;

THENCE, SOUTH 02 DEG. 55 MIN. 09 SEC. EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID UNIMPROVED RIGHT-OF-WAY, A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF A 15 FOOT WIDE DRAINAGE EASEMENT AS SHOWN IN ANGLETON COUNTRY ESTATES SECTION 2, RECORDED IN VOLUME 15, PAGE 367 OF THE BRAZORIA COUNTY PLAT RECORDS;

THENCE, SOUTH 87 DEG. 05 MIN. 53 SEC. WEST, ALONG THE NORTH LINE OF SAID ANGLETON COUNTRY ESTATES SECTION 2, PASSING AT A DISTANCE OF 14.71 FEET, A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE NORTHEAST CORNER OF LOT 21, BLOCK 1, OF SAID ANGLETON COUNTRY ESTATES SECTION 2, PASSING AT A DISTANCE OF 1,304.70 FEET, A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID ANGLETON COUNTRY ESTATES SECTION 2, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1,320.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET OF THE EAST RIGHT-OF-WAY LINE OF SAID ANGLETON BOULEVARD;

THENCE, NORTH 02 DEG. 55 MIN. 09 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ANGLETON BOULEVARD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.000 ACRES OR 871,200 SQUARE FEET OF LAND, MORE OR LESS.

**T-1 OWNER'S POLICY OF TITLE INSURANCE
SCHEDULE B**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1241804

Policy No.: [REDACTED]

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of the terms and conditions of the leases and easements, if any shown in Schedule A, and the following matters:

1. The following restrictive covenants of record itemized below:
 - a. Those recorded in/under [Volume 11, Page 48](#) of the Plat Records of Brazoria County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.
2. Shortages in area.
3. Homestead or community property or survivorship rights, if any, of any spouse of any Insured.
4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the right of access to that area or easement along and across that area.
5. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
6. The following matters and all terms of the documents creating or offering evidence of the matters (The Company must insert matters or delete this exception):
 - a. Rights of parties in possession.
 - b. Public roads, building set back lines and public utility easements as set forth by plat recorded in/under [Volume 11, Page 48](#) of the Plat Records of Brazoria County, Texas.
 - c. An easement granted to Angleton Drainage District by instrument recorded in/under [Volume 1169, Page 783](#) of the Deed Records of Brazoria County, Texas.
 - d. An easement granted to Angleton Drainage District by instrument recorded in/under [Volume 85155, Page 687](#) of the Official Public Records of Brazoria County, Texas.
 - e. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same of all which are expressly excepted herefrom and not insured hereunder, as same are set forth in instruments recorded in/under [Volume 367, Page 237](#), [Volume 905, Page 778](#) and [Volume 1539, Page 17](#) of the Deed

**T-1 OWNER'S POLICY OF TITLE INSURANCE
SCHEDULE B**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Records of Brazoria County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

- f. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
- g. Rights of tenants, and assigns, as tenants only, under currently effective lease agreements.
- h. Intentionally deleted.
- i. All terms, conditions, and provisions of that certain Tri-Party Agreement, recorded on March 9, 2022 in/under Document No. 2022014614 of the Official Public Records of Brazoria County, Texas.
- j. All terms, conditions, and provisions of that certain UCC Financing Statement, recorded on March 9, 2022 in/under Document No. 2022014575 of the Official Public Records of Brazoria County, Texas.
- k. "Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss if any sustained by the insured under this policy if such liens have been filed with the County Clerk of Brazoria County, Texas, prior to the date hereof."
"Liability hereunder at the date hereof is limited to \$2,399,000.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the Insured in improvements at the time the loss occurs. Any expenditure made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy."
- l. Deed of Trust and Security Agreement executed by Angleton Live Oak Ranch LLC, a Texas limited liability company to John M. Bonner, Trustee for FIRST CONTINENTAL INVESTMENT CO., LTD., a Texas limited liability partnership, securing the original principal amount of \$2,400,000.00 dated March 8, 2022 and recorded on March 9, 2022 under Document Number 2022014573 in the Official Public Records of Brazoria County, Texas.
- m. Earnest Money Deed of Trust (with Security Agreement) executed by Angleton Live Oak Ranch LLC, a Texas limited liability company to Herman Randow, Trustee for Lennar Homes of Texas Land and Construction, LTD., a Texas limited partnership, d/b/a Friendswood Development Company securing the payment of obligations defined therein, dated March 8, 2022 and recorded on March 9, 2022 under Document Number 2022014574 in the Official Public Records of Brazoria County, Texas.

Stewart Title Guaranty Company Privacy Notice Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Biometric Information
- Category F: Internet or other similar network activity
- Category G: Geolocation data
- Category H: Sensory data
- Category I: Professional or employment-related information
- Category J: Non-public education information
- Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at Privacyrequest@stewart.com
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation

Attn: Mary Thomas, Deputy Chief Compliance Officer

1360 Post Oak Blvd., Ste. 100, MC #14-1

Houston, TX 77056

PROJECT SUMMARY FORM

Address of property No address issued; Situated on east side of Angleton Boulevard across from Houston Street; platted as Lots 1-18, Block 6, Lots 1-36, Block 7, and Lots 1-18, Block 8, Angleton Country Estates, Vol. 11, Pg. 48, Brazoria County Map Records

The subject property fronts 660.0' feet on the East side of Angleton Boulevard

Depth: 1,320.0' Area: 20.00 Acres: 871,200 square feet

INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):

Platting to reconfigure the subject property into a new subdivision called Live Oak Ranch containing 2 Blocks, 65 single-family residential lots, and 1 detention, open space, and utility reserve, and 1 new north/south street (Goliad Street)

Is this platting a requirement for obtaining a building permit? YES NO

INDICATE ADDITIONAL INFORMATION THAT WILL ASSIST WITH THE REVIEW OF THIS APPLICATION.

Name: Andrew Allemand with Beacon Land Services

Date: September 15, 2022

Submittals due upon filing application:

- 1) Plat Review/Approval Application Form
- 2) Proof of current taxes paid for subject property (must be a certified tax certificate from tax office for current taxes paid)
- 3) Deed of ownership for subject property (must match name on plat as owner)
- 4) Application fee (see below for details of fees)
- 5) Project Description Summary Form
- 6) Authorization of Property Ownership Form (if more than one owner, a separate form must be signed, dated & notarized by each owner involved).
- 7) Six (6) copies of the plat

PLAT FEES:

SHORT FORM PLAT SUBMITTAL \$250.00
 (Property division, no drainage plan or detention)

REGULAR PLAT SUBMITTAL:

***RESIDENTIAL** (Includes Preliminary and Final Review)

200 Lots or less \$800.00 plus \$6.00 per lot

More than 200 Lots \$4.00 per additional lot over 200

Plan Review Fee by City Engineer \$1,000.00 deposit

(If cost of review exceeds deposit amount, balance of cost will be billed at a later time).

***COMMERCIAL** (Includes Preliminary and Final Review)

Less than two acres \$1,000.00

More than Two Acres \$1,000.00 plus 25.00/additional acre

Plan Review Fee by City Engineer \$1,000.00 deposit

(If cost of review exceeds deposit amount, balance of cost will be billed at a later time).

OTHER FEES:

VARIANCE REQUEST \$200.00

INSPECTION FEE for water, sanitary sewer, drainage and street improvements:

- (a) One percent (1%) of actual construction cost of projects of \$10,000 or less, or
- (b) \$100 plus three-fourths of one percent (3/4 of 1%) of actual construction cost on the incremental project value over \$10,000, but less than \$50,000, or
- (c) \$400 plus one-half of one percent (1/2 of 1%) of actual construction cost on the incremental project value in excess of \$50,000.

OFFICE USE ONLY:

Date received: _____ By: _____

Type of Plat: _____

Description of individual charges:

Total Fee Received: _____ By: _____

Proof of taxes received: _____ Yes If no, explain: _____

PRELIMINARY PLAT MEETINGS:

Pre-submission conference/meeting date: _____

Received Preliminary Plat on: _____ by _____

Preliminary plat staff meeting date: _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

FINAL PLAT MEETINGS:

Received final plat on _____ by _____

Reviewed by Staff on _____ by _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: November 15th, 2022

TYPE OF APPLICATION: SHORT FORM
 X PRELIMINARY/FINAL PLAT
 COMMERCIAL
 RESIDENTIAL

Address of property No address issued; Situated on east side of Angleton Boulevard across from Houston Street; platted as Lots 1-18, Block 6, Lots 1-36, Block 7, and Lots 1-18, Block 8, Angleton Country Estates, Vol. 11, Pg. 48, Brazoria County Map Records

Name of Applicant: Andrew Allemand, Project Manager Phone: 281.975.9065

Name of Company: Beacon Land Services Phone: 713.936.0280

E-mail: Aallemand@beaconland.net

Name of Owner of Property: Angleton Live Oak Ranch, LLC

Address: 2525 Pebble Lodge Ln. Friendswood, TX 77546

Phone: 713-402-8827 E-mail: matt@lgland.com

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) *Andrew Allemand*

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 15th day of November, 20 22.

(SEAL)

Braeden Allemand
Notary Public for the State of Texas
Commission Expires: 9-7-2025

APPLICATION, ALL REQUIRED DOCUMENTATION AND PLATS MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 15 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. (Note - Any form that is not completely filled out may be delayed, may result in a denial or may be returned to the Applicant).



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 9, 2023

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Discussion and possible action on a request for approval of the final plat of Riverwood Ranch Section 3 and Section 4. The proposed final plats consist of 73 lots on 35.62 acres (Section 3); and 71 single family residential lots (Section 4) on approximately 15.2 acres; property is located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The subject property consists of approximately 35.6 acres, is a Planned Development, (PD) district, and is located generally north of Hospital Drive situated between N. Downing Street to the west and Buchta Road to the east. The proposed preliminary replat is to subdivide the property into 71 single family residential lots, 4 blocks. As the Commission will recall, Riverwood Ranch Section 1 consisted of 96 single family residential lots on 22.691 acres, and Riverwood Ranch Section 2 consisted of 85 single family residential lots on 19.793 acres. Section 3 consists of 73 lots. Section 4 is consists of 71 single family residential lots on approximately 15.2 acres

City Council disapproved the Section 3 Final Plat on April 25, 2023 and the applicant has submitted clarification and response to the findings.

Attached is the city engineer's memo containing 7 comments for Section 4. The permitted lot sizes and density for the Riverwood Ranch project were established as part of an ordinance (ORD. 20200609-006) approving the Planned Development zoning on the property. That ordinance was subsequently amended by ORD. 20200112-014; to include agricultural uses to allow the property owner to obtain an agricultural exemption on the undeveloped portion of the property.

Finally, Local Government Code (LGC) Section 212.005 "Approval by Municipality Required," states: The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations."

STAFF REVIEW

The City Engineer has reviewed the submitted the Riverwood Ranch Subdivision, Section 4, and has listed (7) comments that need to be addressed by the applicant. The comments found in the review were minor and were primarily textual/formatting items a resubmittal was received, and staff has cleared the comments.

RECOMMENDATION

The Planning and Zoning Commission considered the Final Plat for Section 4 and voted 3-1 to recommend disapproval of the plat to City Council. The reasons for the disapproval included the issue of the lot sizes and safety questions on fire and emergency access.

The council is requested to consider both Section 3 and Section 4 of the Riverwood Ranch Subdivision for final action.

May 1, 2023

Mr. Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Riverwood Ranch Sec. 4 Subdivision Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the following comments:

Sheet 1 of 2

1. Update drawing to show Section 3 on plat similar to Section 1 and 2 shown.
2. Update acreage label shown on plat to match acreage being platted.
3. Verify and notate the 1-ft reserve along Buchta Road and Hospital Drive.
4. Verify and label landscape reserve on plat.
5. Update distance shown on metes and bounds field notes (2.839 ac, Tract 2), paragraph 8. Per line table, L13 is 25.46 Feet.
6. Notate drainage easement (Section 3) along the north boundary line.

Sheet 2 of 2

1. Update note 12 to include section information for Reserves A & B.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Riverwood Ranch Sec. 4 Subdivision Final Plat be Revised and Resubmitted.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Project Engineer

cc: Files (10336228)

Attachments

FIELD NOTES FOR 12,332 ACRE TRACT 1

BEING A 12,332 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 12,332 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

COMMENCING AT 1/2-INCH CAPPED IRON ROD, STAMPED "PINPOINT", FOUND ON FOR THE NORTHEAST CORNER OF SAID 73.74 ACRE TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF BUCHTA ROAD (60' WIDE) FOR THE SOUTHEAST CORNER OF COLONY SQUARE SUBDIVISION, AS RECORDED IN VOLUME 16, PAGE 321 OF THE BRAZORIA COUNTY PLAT RECORDS;

THENCE SOUTH 02°52'30" EAST, OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 23.02 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" (B&L), SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02°52'30" EAST, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 745.93 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE WESTERLY, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42°07'31" WEST, A DISTANCE OF 29.80 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 87°07'23" WEST, A DISTANCE OF 84.51 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°26'40" (THE CHORD BEARS NORTH 31°05'51" WEST, A DISTANCE OF 28.37 FEET) AN ARC DISTANCE OF 29.55 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 86°25'43" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°40'45" (THE CHORD BEARS SOUTH 22°57'52" WEST, A DISTANCE OF 26.15 FEET) AN ARC DISTANCE OF 27.06 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 82°21'41" WEST, A DISTANCE OF 108.98 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 595.32 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 56.70 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 02°52'30" EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 371.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 02°52'30" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 87°07'30" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 410.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION SECTION 1 (RIVERWOOD S/D SEC 1) AS RECORDED IN C.C.F.N. 2021015058 OF THE O.P.R.B.C.T.;

THENCE NORTH 02°52'30" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID RIVERWOOD RANCH SUBDIVISION SECTION 1, A DISTANCE OF 300.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", SET FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE NORTH 87°07'30" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 1,316.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 12,332 ACRES OF LAND, MORE OR LESS.

FIELD NOTES FOR 2,839 ACRE TRACT 2

BEING A 2,839 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 2,839 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

COMMENCING AT 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", FOUND ON FOR THE SOUTHEAST CORNER OF SAID 73.74 ACRE TRACT, SAME BEING LOCATED AT THE INTERSECTION OF THE WEST R.O.W. LINE OF BUCHTA ROAD (60' WIDE) AND THE NORTH R.O.W. LINE OF HOSPITAL DRIVE (60' WIDE);

THENCE NORTH 89°51'44" WEST, OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 19.03 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87°07'30" WEST, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 295.70 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE NORTH 02°52'30" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88°06'41" EAST, A DISTANCE OF 123.72 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°40'45" (THE CHORD BEARS SOUTH 28°42'53" EAST, A DISTANCE OF 26.15 FEET) AN ARC DISTANCE OF 27.06 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°49'17" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°26'44" (THE CHORD BEARS NORTH 25°20'47" EAST, A DISTANCE OF 28.37 FEET) AN ARC DISTANCE OF 29.55 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°07'30" EAST, A DISTANCE OF 84.51 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 47°52'30" EAST, A DISTANCE OF 29.80 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 02°52'30" EAST, CONTINUING ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME, A DISTANCE OF 359.93 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 42°07'31" WEST, CONTINUING ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 359.93 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 2,839 ACRES OF LAND, MORE OR LESS.

Table with 4 columns: BLOCK 1 SECTION 4, BLOCK 2 SECTION 4, BLOCK 3 SECTION 4, BLOCK 4 SECTION 4. Each block contains a parcel table with columns for Lot No., Area, S.F., and Total. A separate table for LOT MIX SECTION 4 shows percentages for 50', 60', and TOTAL.

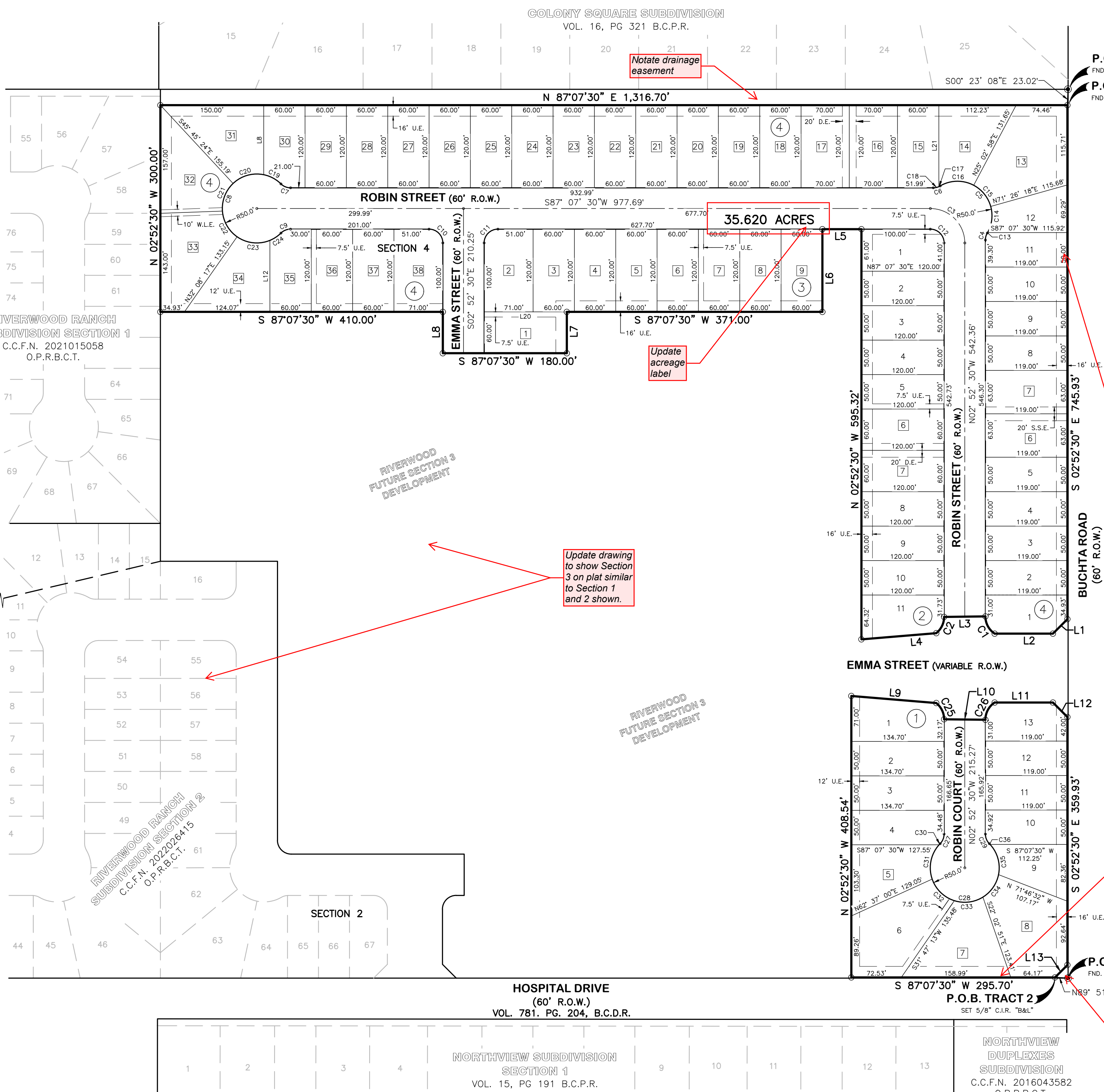
CURVE TABLE TRACT 1: Table with columns for Curve No., Length, Radius, Delta, Chord Bearing, and Chord Distance. Lists curves C1 through C24.

LINE TABLE TRACT 1: Table with columns for Line No., Length, and Direction. Lists lines L1 through L8.

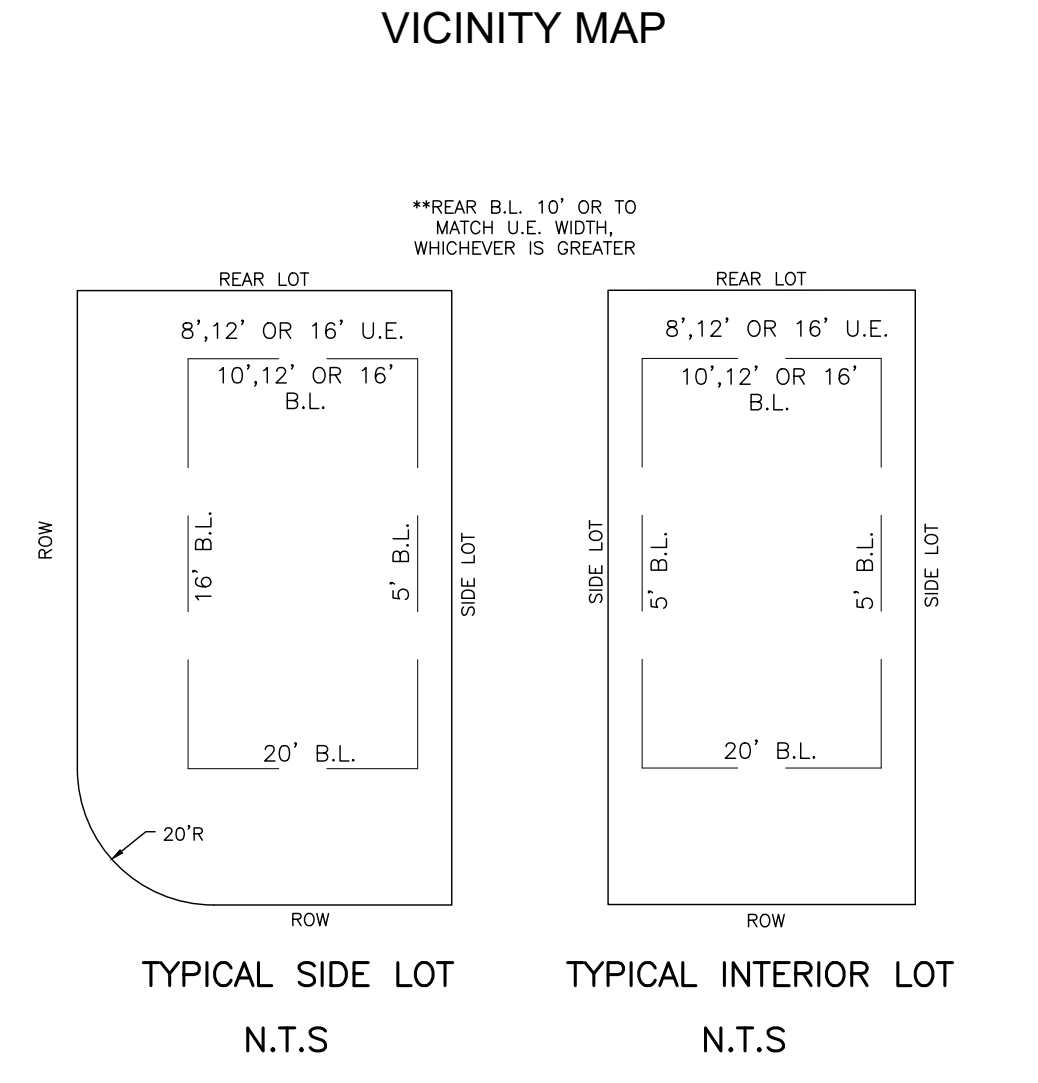
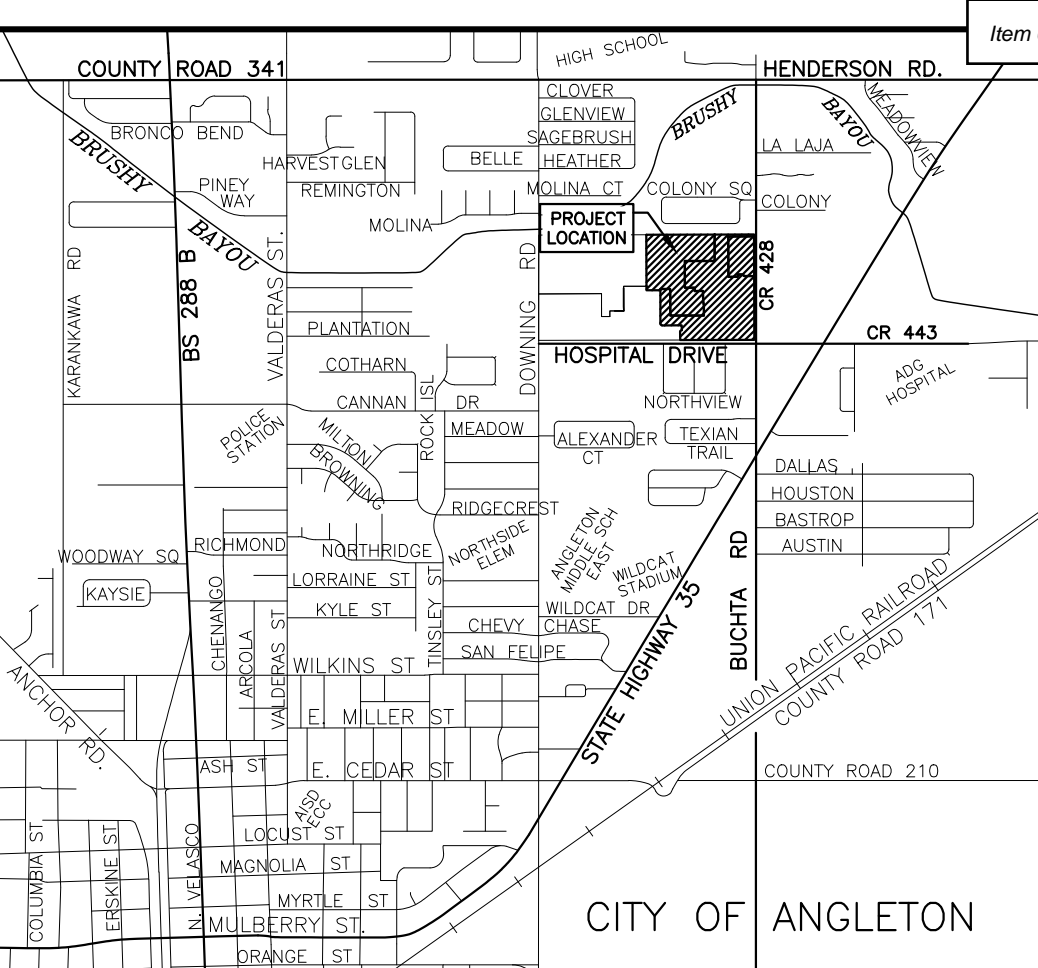
CURVE TABLE TRACT 2: Table with columns for Curve No., Length, Radius, Delta, Chord Bearing, and Chord Distance. Lists curves C25 through C36.

LINE TABLE TRACT 2: Table with columns for Line No., Length, and Direction. Lists lines L9 through L13.

PROPOSED STREETS: Table with columns for Street Name, R.O.W. Width, and Total Length. Lists Robin Street, Robin Court, and Emma Street.



P.O.C. TRACT 1 FND. 1/2" C.I.R. "PINPOINT" P.O.B. TRACT 1 FND. 5/8" C.I.R. "B&L"



Verify and note the 1-ft reserve along Buchta Road and Hospital Drive

Verify and label landscape reserve on plat

- LEGEND: C.C.F.N. = COUNTY CLERK'S FILE NUMBER; O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS; B.C.D.R. = BRAZORIA COUNTY DEED RECORDS; B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS; B.L. = BUILDING LINE; B.M. = BENCHMARK; D.E. = DRAINAGE EASEMENT; FND. = FOUND; I.R. = IRON ROD; C.I.R. = CAPPED IRON ROD; P.O.B. = POINT OF BEGINNING; R.O.W. = RIGHT-OF-WAY; VOL., Pg. = VOLUME, PAGE; W.L.E. = WATERLINE EASEMENT; B&L = BAKER & LAWSON; S.S.E. = SANITARY SEWER EASEMENT; P.O.C. = POINT OF COMMENCING; U.E. = UTILITY EASEMENT; SYMBOLS: Circle with dot = SET 5/8" I.R. W/CAP "BAKER & LAWSON"; Circle with cross = FOUND MONUMENT (AS NOTED); Square with cross = LOTS WITH 60' WIDTH AT FRONT B.L.

FINAL PLAT RIVERWOOD RANCH SUBDIVISION SECTION 4

TRACT 1 (12,332 ACRES) & TRACT 2 (2,839 ACRES) 71 LOTS 4 BLOCKS SUBDIVISION BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS RECORDED IN C.C.F.N. 2020043779 OF THE O.P.R.B.C.T.

LOCATED IN THE THEODORE S. LEE SURVEY ABSTRACT NO. 318 CITY OF ANGLETON BRAZORIA COUNTY, TEXAS

B&L BAKER & LAWSON, INC. ENGINEERS • PLANNERS • SURVEYORS
4005 TECHNOLOGY DR., SUITE 1530 ANGLETON, TEXAS 77515 OFFICE: (979) 849-6881 TBPELS No. 10052500 REG. NO. F-825

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT JOHN SANTASIERO, PRESIDENT OF RIVERWOOD RANCH LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFOVE DESCRIBED PROPERTY AS RIVERWOOD RANCH, SECTION 4, A SUBDIVISION IN THE JURISDICTION OF THE CITY OF ANGLETON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS AND PUBLIC PARKLAND SHOWN THEREON. THE STREETS, ALLEYS AND PARKLAND ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF ANGLETON. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANGLETON'S USE THEREOF. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JOHN SANTASIERO, PRESIDENT
RIVERWOOD RANCH LLC, A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN SANTASIERO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED THIS ____ DAY OF _____, 20____ BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

BILL GARWOOD, CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY SECRETARY

APPROVED THIS ____ DAY OF _____, 20____ BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JASON PEREZ, MAYOR

CITY SECRETARY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

DRAINAGE AND DETENTION EASEMENT

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANGLETON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES AND SUCCESSORS: THE PORTION SHOWN ON THE PLAT CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINAFOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERRECT OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS THE ____ DAY OF _____, 20____ BY THE ANGLETON DRAINAGE DISTRICT.

THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

- 1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
- 2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- 3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
- 4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, BOARD OF SUPERVISORS

BOARD MEMBER

BOARD MEMBER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DOUGLAS B. ROESLER, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN PROVIDED IN THIS PLAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE ANGLETON LDC, EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL.

**PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE
DATE: 03/21/23**

SIGNED:

DOUGLAS B. ROESLER DATE
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

**PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE
DATE: 03/21/23**

SIGNED:

DARREL HEIDRICH DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5378

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 15.171 ACRES INTO A 71 LOT SUBDIVISION.
- 2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- 3. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435K AND 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 4. TBM "A":
A CUT BOX ON AN INLET ON THE WEST SIDE OF CULLEN STREET APPROXIMATELY 200' SOUTH FROM THE C OF RIVERWOOD RANCH BOULEVARD.
ELEVATION = 29.20' (NAVD88)
- 5. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
- 6. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM, IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPE RESERVES.
- 12. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN DRAINAGE RESERVES A & B.
- 13. THE PURPOSE OF THE 1' WIDE RESERVE IS TO RESTRICT DRIVEWAY ACCESS TO BUCHTA ROAD AND HOSPITAL DRIVE. THE CITY OF ANGLETON WILL MAINTAIN THE 1' WIDE RESERVE.

Update note
12 to include
section
information for
Reserves A &
B

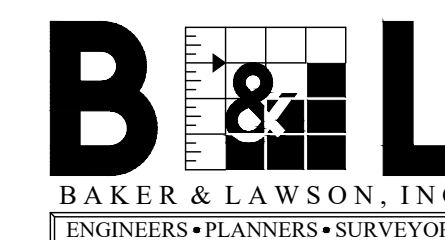
SHEET 2 OF 2

FINAL PLAT RIVERWOOD RANCH SUBDIVISION SECTION 4

TRACT 1 (12.332 ACRES) & TRACT 2 (2.839 ACRES)
71 LOTS 4 BLOCKS SUBDIVISION

BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS
RECORDED IN C.C.F.N. 2020043779
OF THE O.P.R.B.C.T.

LOCATED IN THE
THEODORE S. LEE SURVEY
ABSTRACT NO. 318
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008

PROJECT NO.: 14396	SCALE: 1" = 100'	DRAWN BY: AD
DRAWING NO.: 14396 PLAT SEC 4	DATE: 4/19/2023	CHECKED BY: DH



May 3, 2023

Mr. Otis Spriggs
 Director of Development
 Services City of Angleton
 121 S. Velasco
 Angleton, TX 77515

Re: Riverwood Ranch Sec. 4 Subdivision Final Plat – 1st Submittal Review Response Angleton, Texas

Dear Mr. Spriggs:

Baker & Lawson, Inc. has revised the plat with the following comments addressed:

Sheet 1 of 2

1. Update drawing to show Section 3 on plat similar to Section 1 and 2 shown.
Updated
2. Update acreage label shown on plat to match acreage being platted.
Acreage has been updated
3. Verify and notate the 1-ft reserve along Buchta Road and Hospital Drive.
Notated
4. Verify and label landscape reserve on plat.
Labeled
5. Update distance shown on metes and bounds field notes (2.839 ac, Tract 2), paragraph 8. Per line table, L13 is 25.46 Feet.
Updated
6. Notate drainage easement (Section 3) along the north boundary line
Notated

Sheet 2 of 2

1. Update note 12 to include section information for Reserves A & B.

Note 12 deleted – There are no Reserves in Section 4

We believe all comments have been addressed. Please contact us if you have any questions concerning the submittal.

Sincerely,

Robin Crouch

DOUGLAS B. ROESLER, P.E. - Principal Engineer
 4005 TECHNOLOGY DRIVE, SUITE 1530, ANGLETON, TEXAS 77515
 (979) 849-6681 • Fax (979) 849-4689

FIELD NOTES FOR 12,332 ACRE TRACT 1

BEING A 12,332 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 12,332 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

COMMENCING AT 1/2-INCH CAPPED IRON ROD, STAMPED "PINPOINT", FOUND ON FOR THE NORTHEAST CORNER OF SAID 73.74 ACRE TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF BUCHITA ROAD (60' WIDE) FOR THE SOUTHEAST CORNER OF COLONY SQUARE SUBDIVISION, AS RECORDED IN VOLUME 16, PAGE 321 OF THE BRAZORIA COUNTY PLAT RECORDS;

THENCE SOUTH 02°52'30" EAST, OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 23.02 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" (B&L), SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02°52'30" EAST, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 745.93 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE WESTERLY, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42°07'31" WEST, A DISTANCE OF 29.80 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 87°07'23" WEST, A DISTANCE OF 84.51 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°26'40" (THE CHORD BEARS NORTH 31°05'51" WEST, A DISTANCE OF 28.37 FEET) AN ARC DISTANCE OF 29.55 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 86°25'43" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°40'45" (THE CHORD BEARS SOUTH 22°57'52" WEST, A DISTANCE OF 26.15 FEET) AN ARC DISTANCE OF 27.06 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 82°21'41" WEST, A DISTANCE OF 108.98 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 595.32 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 56.70 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 02°52'30" EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 371.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 02°52'30" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 87°07'30" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 410.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION SECTION 1 (RIVERWOOD S/D SEC 1) AS RECORDED IN C.C.F.N. 2021015058 OF THE O.P.R.B.C.T.;

THENCE NORTH 02°52'30" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID RIVERWOOD RANCH SUBDIVISION SECTION 1, A DISTANCE OF 300.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", SET FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE NORTH 87°07'30" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 1,316.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 12,332 ACRES OF LAND, MORE OR LESS.

FIELD NOTES FOR 2,839 ACRE TRACT 2

BEING A 2,839 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 2,839 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

COMMENCING AT 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", FOUND ON FOR THE SOUTHEAST CORNER OF SAID 73.74 ACRE TRACT, SAME BEING LOCATED AT THE INTERSECTION OF THE WEST R.O.W. LINE OF BUCHITA ROAD (60' WIDE) AND THE NORTH R.O.W. LINE OF HOSPITAL DRIVE (60' WIDE);

THENCE NORTH 89°51'44" WEST, OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 19.03 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87°07'30" WEST, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 295.70 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE NORTH 02°52'30" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88°06'41" EAST, A DISTANCE OF 123.72 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°40'45" (THE CHORD BEARS SOUTH 28°42'53" EAST, A DISTANCE OF 26.15 FEET) AN ARC DISTANCE OF 27.06 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°49'17" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°26'44" (THE CHORD BEARS NORTH 25°20'47" EAST, A DISTANCE OF 28.37 FEET) AN ARC DISTANCE OF 29.55 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°07'30" EAST, A DISTANCE OF 84.51 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 47°52'30" EAST, A DISTANCE OF 29.80 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE SOUTH 02°52'30" EAST, CONTINUING ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME, A DISTANCE OF 359.93 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 42°07'31" WEST, CONTINUING ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 25.46 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 2,839 ACRES OF LAND, MORE OR LESS.

BLOCK 1 SECTION 4		BLOCK 2 SECTION 4		BLOCK 3 SECTION 4		BLOCK 4 SECTION 4	
PARCEL	AREA S.F.	PARCEL	AREA S.F.	PARCEL	AREA S.F.	PARCEL	AREA S.F.
1	8,056	1	7,234	1	7,200	1	6,343
2	6,735	2	6,000	2	8,434	2	5,950
3	6,735	3	6,000	3	7,200	3	5,950
4	6,700	4	6,000	4	7,200	4	5,950
5	9,001	5	6,000	5	7,200	5	5,950
6	13,258	6	6,000	6	7,200	6	7,497
7	11,247	7	8,400	7	7,200	7	7,497
8	13,375	8	6,000	8	7,200	8	5,950
9	8,407	9	6,000	9	7,200	9	5,950
10	5,918	10	6,000			10	5,950
11	5,950			11	7,042		
12	5,950						
13	6,343						

LOT MIX SECTION 4

	50'	60'+	TOTAL
BLOCK 1	10	3	13
BLOCK 2	9	2	11
BLOCK 3	0	9	9
BLOCK 4	10	28	38
	41%	59%	71

CURVE TABLE TRACT 1

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	29.55'	30.00'	56°26'40"	N31°05'51"W	28.37'
C2	27.06'	30.00'	51°40'45"	S22°57'52"W	26.15'
C3	78.54'	50.00'	90°00'00"	N47°52'30"W	70.71'
C4	10.54'	20.00'	30°10'56"	S12°12'58"W	10.41'
C5	131.22'	50.00'	150°21'52"	N47°52'30"W	96.67'
C6	10.48'	20.00'	30°01'29"	N72°06'45"E	10.36'
C7	15.50'	20.00'	44°24'55"	S70°40'03"E	15.12'
C8	234.60'	50.00'	268°49'50"	S02°52'30"E	71.43'
C9	15.50'	20.00'	44°24'55"	S64°55'02"W	15.12'
C10	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C11	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'
C12	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C13	0.75'	50.00'	0°51'18"	S26°52'47"W	0.75'
C14	39.28'	50.00'	45°00'50"	S03°56'43"W	38.28'
C15	40.51'	50.00'	46°25'04"	S41°46'15"E	39.41'
C16	50.68'	50.00'	58°04'39"	N85°58'54"E	48.54'
C17	2.30'	20.00'	6°34'50"	N60°13'59"E	2.30'
C18	8.24'	20.00'	23°36'06"	N75°19'27"E	8.18'
C19	28.70'	50.00'	32°53'25"	S64°54'18"E	28.31'
C20	48.00'	50.00'	55°00'15"	N71°08'53"E	46.18'
C21	44.29'	50.00'	50°45'14"	N18°16'08"E	42.86'
C22	44.29'	50.00'	50°45'14"	N32°29'06"W	42.86'
C23	50.03'	50.00'	57°20'03"	N86°31'44"W	47.97'
C24	19.28'	50.00'	22°05'39"	S53°45'24"W	19.16'

LINE TABLE TRACT 1

Line No.	Length	Direction
L1	29.80'	S42°07'31"W
L2	84.51'	S87°07'23"W
L3	60.00'	S86°25'43"W
L4	108.98'	S82°21'41"W
L5	56.70'	S87°07'30"W
L6	120.00'	S02°52'30"E
L7	60.00'	S02°52'30"E
L8	60.00'	N02°52'30"W

CURVE TABLE TRACT 2

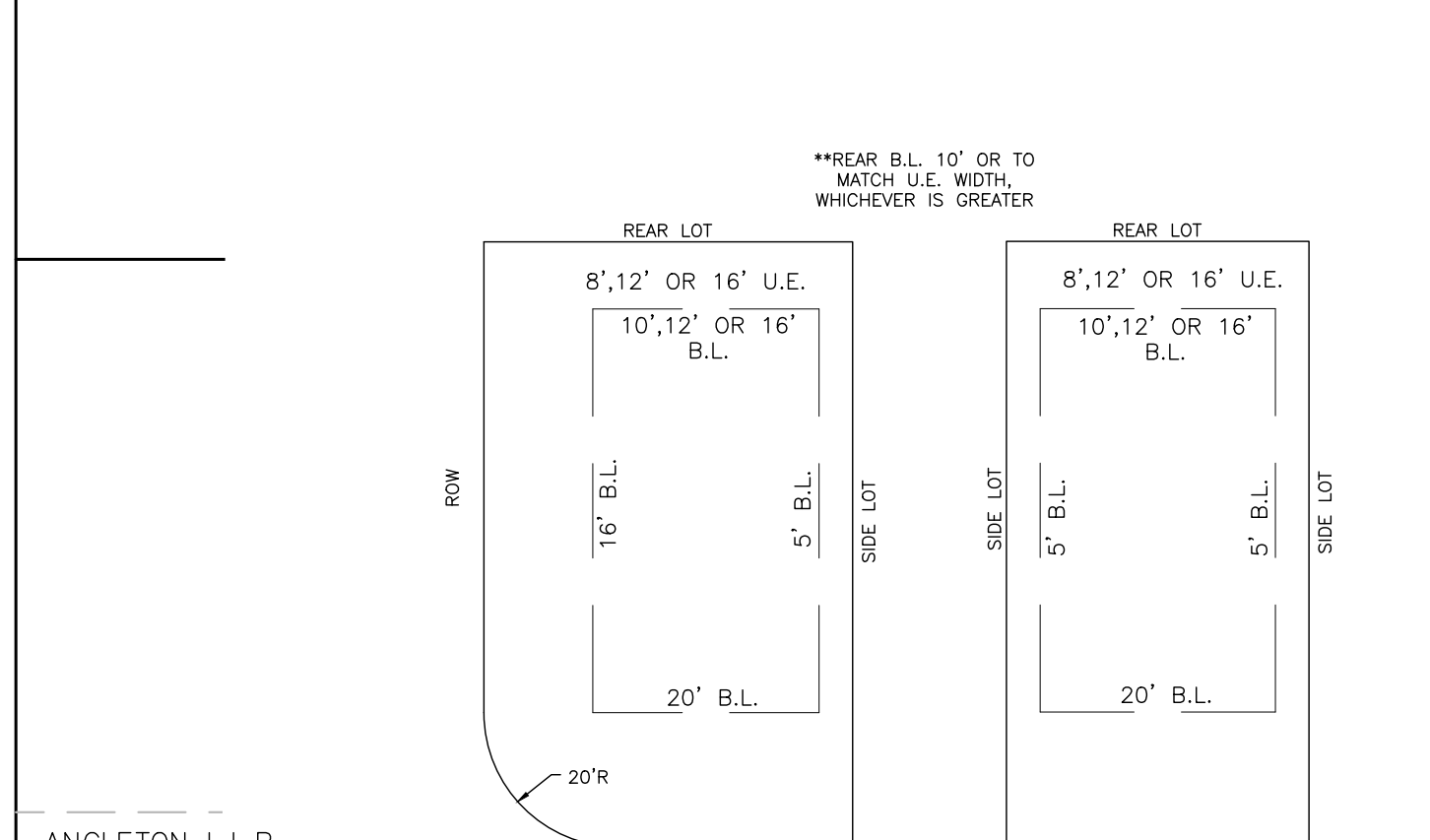
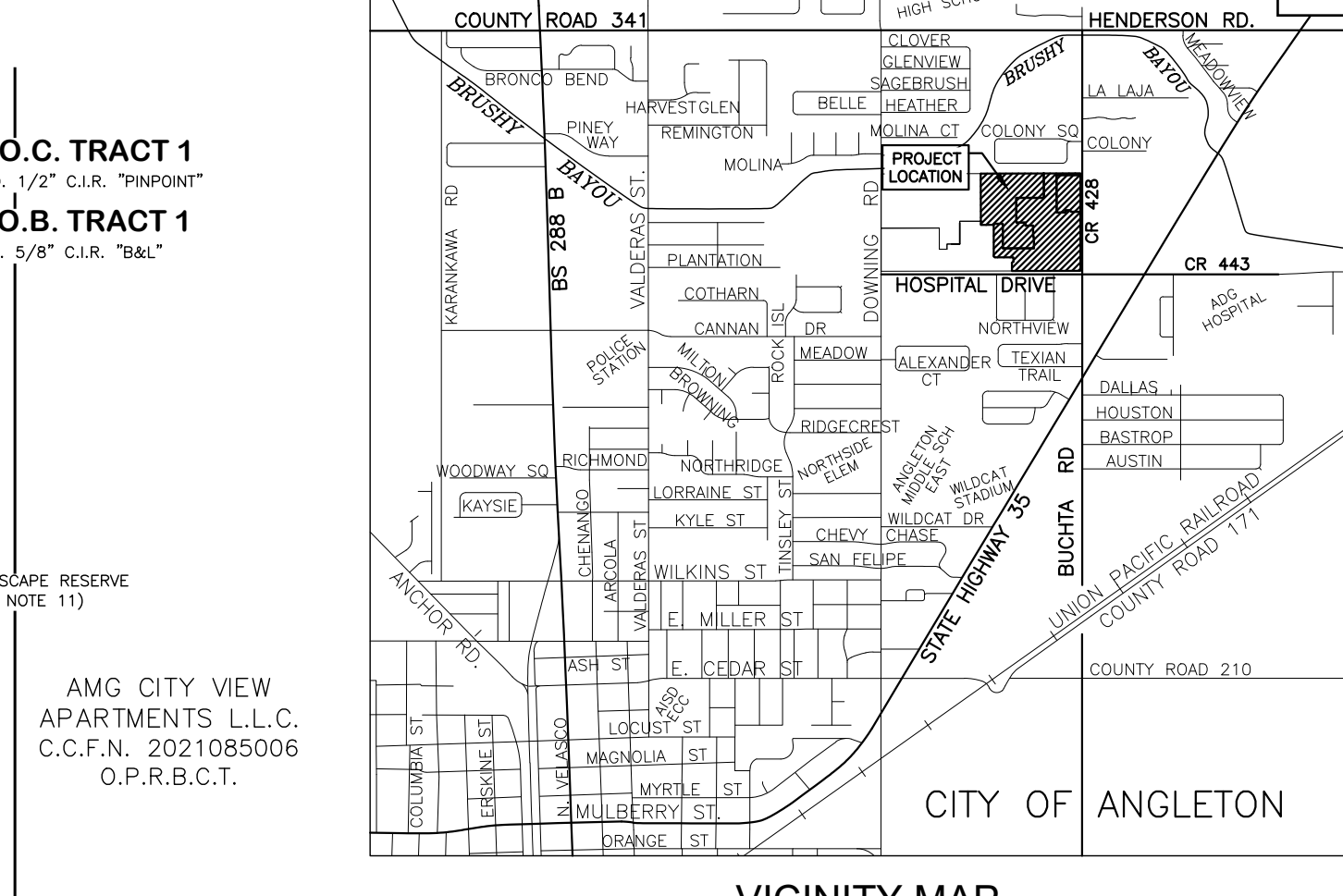
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C25	27.06'	30.00'	51°40'45"	S28°42'53"E	26.15'
C26	29.55'	30.00'	56°26'34"	N25°20'47"E	28.37'
C27	15.50'	20.00'	44°24'55"	N19°19'57"E	15.12'
C28	234.60'	50.00'	268°49'50"	N87°07'30"E	71.43'
C29	15.50'	20.00'	44°24'55"	S25°04'58"E	15.12'
C30	2.10'	20.00'	2°24'09"	N40°20'20"E	2.10'
C31	53.27'	50.00'	61°02'25"	N08°37'03"E	50.78'
C32	46.58'	50.00'	53°22'52"	N48°35'35"W	44.92'
C33	43.04'	50.00'	49°19'18"	S80°03'20"W	41.72'
C34	40.91'	50.00'	46°52'37"	S31°57'22"W	39.78'
C35	47.20'	50.00'	54°05'28"	S18°31'40"E	45.47'
C36	1.50'	50.00'	1°43'01"	S46°25'55"E	1.50'

LINE TABLE TRACT 2

Line No.	Length	Direction
L9	123.72'	S88°06'41"E
L10	60.00'	N87°49'17"E
L11	84.51'	N87°07'30"E
L12	29.80'	S47°52'30"E
L13	25.46'	S42°07'31"W

PROPOSED STREETS

STREET NAME	R.O.W. WIDTH	TOTAL LENGTH
ROBIN STREET	60'	1,598.59
ROBIN COURT	60'	215.27'
EMMA STREET	60'	210.25'



LEGEND

- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
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- B.L. = BUILDING LINE
- BM = BENCHMARK
- D.E. = DRAINAGE EASEMENT
- FND = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- VOL., Pg. = VOLUME, PAGE
- W.L.E. = WATERLINE EASEMENT
- B&L = BAKER & LAWSON
- S.S.E. = SANITARY SEWER EASEMENT
- P.O.C. = POINT OF COMMENCING
- U.E. = UTILITY EASEMENT

SYMBOLS

- = SET 5/8" I.R. W/ "CAP" BAKER & LAWSON
- = FOUND MONUMENT (AS NOTED)
- ⊠ = LOTS WITH 60' WIDTH AT FRONT B.L.

ANGLETON L.L.P.
C.C.F.N. 2002056559
O.P.R.B.C.T.

LEA VILLA VENTURES, LLC
C.C.F.N. 2020046416
O.P.R.B.C.T.

P.O.C. TRACT 2
FND. 5/8" C.I.R. "B&L"

P.O.B. TRACT 1
FND. 5/8" C.I.R. "B&L"

P.O.C. TRACT 1
FND. 1/2" C.I.R. "PINPOINT"

SHEET 1 OF 2

FINAL PLAT
RIVERWOOD RANCH SUBDIVISION
SECTION 4

TRACT 1 (12,332 ACRES) & TRACT 2 (2,839 ACRES)
71 LOTS 4 BLOCKS SUBDIVISION

BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS RECORDED IN C.C.F.N. 2020043779 OF THE O.P.R.B.C.T.

LOCATED IN THE
THEODORE S. LEE SURVEY
ABSTRACT NO. 318
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-925

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008

PROJECT NO.: 14396
SCALE: 1" = 100'
DRAWING NO.: 14396 PLAT SEC 4
DATE: 5/2/2023
DRAWN BY: AD
CHECKED BY: DH

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT JOHN SANTASIERO, PRESIDENT OF RIVERWOOD RANCH LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS RIVERWOOD RANCH, SECTION 4, A SUBDIVISION IN THE JURISDICTION OF THE CITY OF ANGLETON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS AND PUBLIC PARKLAND SHOWN THEREON. THE STREETS, ALLEYS AND PARKLAND ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF ANGLETON. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANGLETON'S USE THEREOF. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JOHN SANTASIERO, PRESIDENT
RIVERWOOD RANCH LLC, A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN SANTASIERO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

BILL GARWOOD, CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY SECRETARY

APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JASON PEREZ, MAYOR

CITY SECRETARY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

DRAINAGE AND DETENTION EASEMENT

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANGLETON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES AND SUCCESSORS: THE PORTION SHOWN ON THE PLAT CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS THE ____ DAY OF _____, 20____, BY THE ANGLETON DRAINAGE DISTRICT.

THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

- 1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

BOARD MEMBER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DOUGLAS B. ROESLER, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN PROVIDED IN THIS PLAT, TO THE BEST OF MY KNOWLEDGE; THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE ANGLETON LDC, EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE
DATE: 03/21/23

SIGNED: DOUGLAS B. ROESLER DATE
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE
DATE: 03/21/23

SIGNED: DARREL HEIDRICH DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5378

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 15.171 ACRES INTO A 71 LOT SUBDIVISION.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435K AND 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. TBM "A":
A CUT BOX ON AN INLET ON THE WEST SIDE OF CULLEN STREET APPROXIMATELY 200' SOUTH FROM THE E OF RIVERWOOD RANCH BOULEVARD.
ELEVATION = 29.20' (NAVD88)
5. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
6. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
8. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
9. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
10. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
11. LANDSCAPE EASEMENTS AND DRAINAGE RESERVES SHOWN HEREON, WILL BE RECORDED AND DEDICATED PER RIVERWOOD SECTION 3. EASEMENTS AND RESERVES WITH BE FOR THE MUTUAL BENEFIT OF RIVERWOOD SECTIONS 3 & 4.

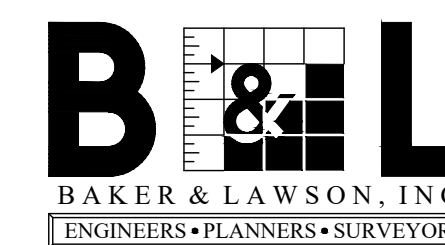
SHEET 2 OF 2

FINAL PLAT
RIVERWOOD RANCH SUBDIVISION
SECTION 4

TRACT 1 (12.332 ACRES) & TRACT 2 (2.839 ACRES)
71 LOTS 4 BLOCKS SUBDIVISION

BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS
RECORDED IN C.C.F.N. 2020043779
OF THE O.P.R.B.C.T.

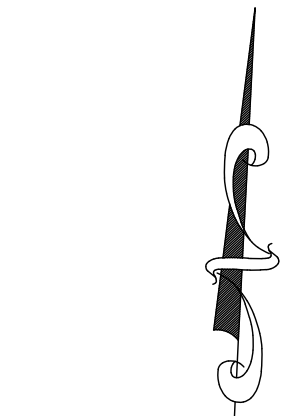
LOCATED IN THE
THEODORE S. LEE SURVEY
ABSTRACT NO. 318
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008

Table with 3 columns: PROJECT NO., SCALE, DRAWN BY; DATE, CHECKED BY.



LEGEND

- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS - BRAZORIA COUNTY TEXAS
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- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
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- BM = BENCHMARK
- D.E. = DRAINAGE EASEMENT
- FND = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- Vol., Pg. = VOLUME, PAGE
- W.L.E. = WATERLINE EASEMENT
- B&L = BAKER & LAWSON
- S.S.E. = SANITARY SEWER EASEMENT

SYMBOLS

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- = FOUND MONUMENT (AS NOTED)
- ▭ = LOTS WITH 60' WIDTH AT FRONT B.L.

CURVE TABLE				
Curve No.	Length	Radius	Delta	Chord Bearing
C1	31.42	20.00	90°00'00"	N42°07'30"E 28.28'
C2	31.42	20.00	90°00'00"	N47°52'30"W 28.28'
C3	78.54	50.00	90°00'00"	N47°52'30"W 70.71'
C4	78.54	50.00	90°00'00"	S47°52'30"E 70.71'
C5	78.54	50.00	90°00'04"	N42°07'32"E 70.71'
C6	78.54	50.00	90°00'00"	S42°07'30"W 70.71'
C7	47.12	30.00	90°00'00"	S42°07'30"W 42.43'
C8	15.50	20.00	44°24'55"	S20°04'58"E 15.12'
C9	234.60	50.00	288°49'50"	N87°07'30"E 71.43'
C10	15.50	20.00	44°24'55"	N19°19'57"E 15.12'
C11	44.63	30.00	85°14'11"	N49°29'36"W 40.63'
C12	31.42	20.00	90°00'00"	S42°07'30"W 28.28'
C13	10.48	20.00	37°01'29"	S17°53'15"E 10.36'
C14	130.94	50.00	150°02'59"	N42°07'30"E 96.60'
C15	10.48	20.00	37°01'29"	N77°51'46"W 10.36'
C16	31.42	20.00	90°00'00"	N42°07'30"E 28.28'
C17	31.42	20.00	90°00'00"	N47°52'30"W 28.28'
C18	10.48	20.00	37°01'29"	S72°06'45"W 10.36'
C19	130.94	50.00	150°02'59"	S47°52'30"E 96.60'
C20	10.48	20.00	37°01'29"	N12°08'14"E 10.36'
C21	31.42	20.00	90°00'00"	N47°52'30"W 28.28'
C22	31.42	20.00	90°00'00"	S42°07'30"W 28.28'
C23	10.48	20.00	37°01'29"	N17°53'15"W 10.36'
C24	130.94	50.00	150°02'59"	S42°07'30"E 96.60'
C25	10.48	20.00	37°01'29"	S77°51'46"W 10.36'
C26	31.42	20.00	90°00'00"	N42°07'30"E 28.28'
C27	31.42	20.00	90°00'00"	N47°52'30"W 28.28'
C28	15.50	20.00	44°24'55"	S64°55'02"W 15.12'
C29	234.60	50.00	288°49'50"	S02°52'30"E 71.43'
C30	15.50	20.00	44°24'55"	S70°40'03"E 15.12'
C31	10.48	20.00	37°01'29"	N72°06'45"E 10.36'
C32	131.22	50.00	150°21'52"	N47°52'30"W 96.67'
C33	10.54	20.00	37°01'56"	S12°12'58"W 10.41'
C34	47.12	30.00	90°00'00"	S47°52'30"E 42.43'
C35	44.63	30.00	85°14'11"	N39°44'35"E 40.63'

CURVE TABLE				
Curve No.	Length	Radius	Delta	Chord Bearing
C36	31.42	20.00	90°00'00"	S47°52'30"E 28.28'
C37	31.42	20.00	90°00'00"	S42°07'30"W 28.28'
C38	31.42	20.00	90°00'00"	N47°52'30"W 28.28'
C39	19.28	50.00	22°05'39"	S53°45'24"W 19.16'
C40	50.03	50.00	57°20'03"	N86°31'44"W 47.97'
C41	44.29	50.00	50°45'14"	N32°29'08"E 42.86'
C42	44.29	50.00	50°45'14"	N18°16'08"E 42.86'
C43	48.00	50.00	55°00'15"	N71°08'53"E 46.18'
C44	28.70	50.00	32°53'25"	S64°54'18"E 28.31'
C45	8.24	20.00	23°36'06"	N75°19'27"E 8.18'
C46	2.30	20.00	6°34'50"	N60°13'59"E 2.30'
C47	50.70	50.00	58°05'56"	N85°59'32"E 48.56'
C48	40.51	50.00	46°25'04"	S41°46'15"E 39.41'
C49	39.28	50.00	45°00'50"	S03°56'43"W 38.28'
C50	0.75	50.00	0°51'18"	S26°52'47"W 0.75'
C51	1.50	50.00	1°43'01"	S46°25'55"E 1.50'
C52	47.20	50.00	54°05'28"	S18°31'40"E 45.47'
C53	40.91	50.00	46°52'37"	S31°57'22"W 39.78'
C54	43.04	50.00	49°19'18"	S80°03'20"W 41.72'
C55	46.58	50.00	53°22'52"	N48°35'35"W 44.92'
C56	53.27	50.00	61°02'25"	N08°37'03"E 50.78'
C57	2.10	50.00	2°24'09"	N40°20'30"E 2.10'
C58	2.35	50.00	2°41'52"	S31°33'04"E 2.35'
C59	41.46	50.00	47°30'51"	S06°26'42"E 40.29'
C60	34.74	50.00	39°48'52"	S37°13'01"W 34.05'
C61	47.75	50.00	54°43'17"	S84°29'15"W 45.96'
C62	4.63	50.00	5°18'06"	N65°30'04"W 4.62'
C63	23.81	50.00	27°16'52"	S70°44'26"W 23.58'
C64	46.06	50.00	52°46'37"	N69°13'49"W 44.45'
C65	50.53	50.00	57°53'51"	N13°53'35"W 48.40'
C66	10.55	50.00	12°05'39"	N01°06'10"E 10.53'
C67	29.72	50.00	34°03'12"	N15°52'24"W 29.28'
C68	37.36	50.00	42°48'24"	N22°33'24"E 36.49'
C69	36.06	50.00	41°19'24"	N64°33'19"E 35.28'
C70	27.81	50.00	31°51'58"	S78°47'00"E 27.45'

LINE TABLE		
Line No.	Length	Direction
L1	28.28	N47°52'30"W
L2	80.00	N02°52'30"W
L3	11.50	N87°07'30"E
L4	28.28	S47°52'30"E
L5	70.00	N87°07'30"E
L6	70.00	S87°07'29"W
L7	28.28	S42°07'31"W
L8	101.01	N02°52'30"W
L9	110.66	N02°52'30"W
L10	100.98	S88°50'48"E
L11	110.63	N02°52'30"W
L12	103.75	N02°52'30"W
L13	112.25	S87°07'30"W
L14	107.17	N71°46'32"W
L15	116.19	S87°07'30"W
L16	28.28	N42°07'31"E
L17	17.37	S87°07'30"W
L18	26.00	N02°52'30"W
L19	60.00	N02°52'30"W
L20	120.00	S87°07'30"W
L21	118.33	N02°52'30"W
L22	120.00	S02°52'30"E

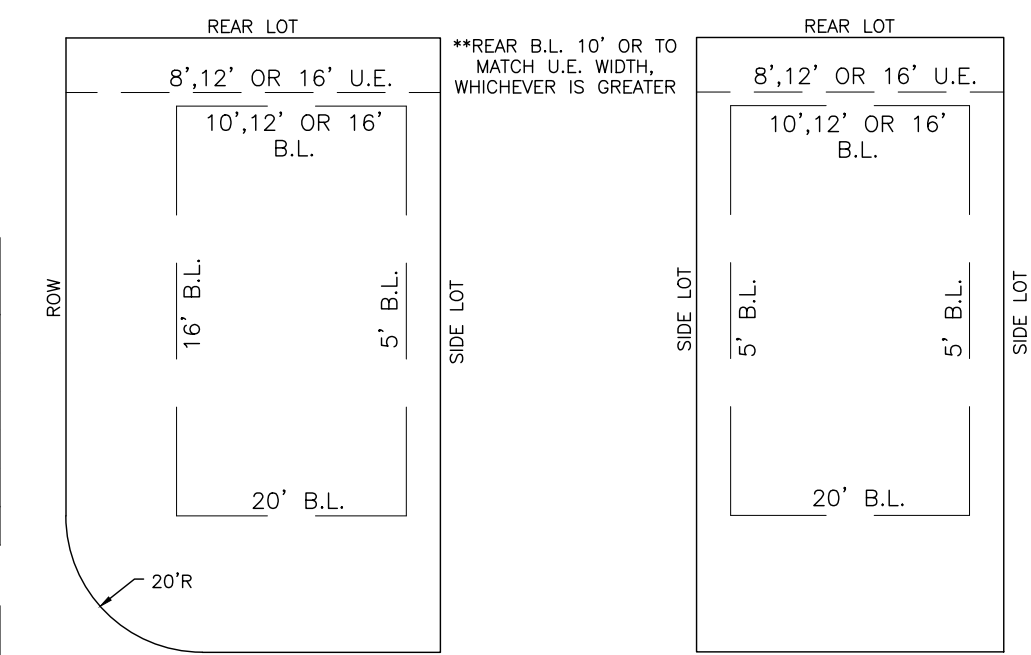
BLOCK 1 SECTION 3		BLOCK 2 SECTION 3		BLOCK 3 SECTION 3		BLOCK 4 SECTION 3	
LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.
1	7,112	1	6,160	1	7,234	1	7,200
2	5,950	2	5,900	2	6,000	2	7,200
3	5,950	3	5,900	3	6,000	3	7,200
4	5,950	4	5,915	4	6,000	4	7,200
5	5,950	5	10,361	5	6,000	5	7,954
6	5,950	6	10,975	6	6,000	6	7,200
7	5,950	7	5,796	7	6,000	7	7,200
8	5,926	8	6,000	8	6,000	8	7,200
9	6,668	9	6,000	9	7,200	9	14,158
10	14,121	10	6,000	10	7,200	30	11,852
11	7,786	11	7,234	11	9,034	31	5,943
12	7,184			12	6,360	32	6,000
13	6,000			13	6,000	33	6,000
14	6,000			14	6,000	34	6,000
15	8,351			15	6,000	35	6,000
				16	6,000	36	7,234
				17	6,000		
				18	6,000		
				19	7,200		
				20	8,434		

BLOCK 1 SECTION 4		BLOCK 2 SECTION 4		BLOCK 3 SECTION 4		BLOCK 4 SECTION 4	
LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.
1	8,056	1	7,234	1	7,200	1	6,343
2	6,735	2	6,000	2	8,434	2	5,950
3	6,735	3	6,000	3	7,200	3	5,950
4	6,700	4	6,000	4	7,200	4	5,950
5	9,001	5	6,000	5	7,200	5	5,950
6	13,258	6	7,200	6	7,200	6	7,497
7	11,247	7	7,200	7	7,200	7	7,497
8	13,375	8	6,000	8	7,200	8	5,950
9	6,407	9	6,000	9	5,950	27	7,200
10	5,918	10	6,000	10	5,950	28	7,200
11	5,918	11	7,042	11	5,939	30	6,827
12	5,950			12	6,040	31	10,595
13	6,343			13	14,116	32	9,927
				14	9,291	33	11,439
				15	7,196	34	9,040
				16	8,400	35	6,987
				17	8,400	36	7,200
				18	7,200	37	7,200
				19	7,200	38	8,434

LOT MIX SECTION 3		
	50'	60'+
BLOCK 1	14	1
BLOCK 2	10	1
BLOCK 3	27	9
BLOCK 4	0	11
TOTAL	70%	30%

LOT MIX SECTION 4		
	50'	60'+
BLOCK 1	10	3
BLOCK 2	9	2
BLOCK 3	0	9
BLOCK 4	10	28
TOTAL	41%	59%

OVERALL 3&4		
	80	64
TOTAL	56%	44%

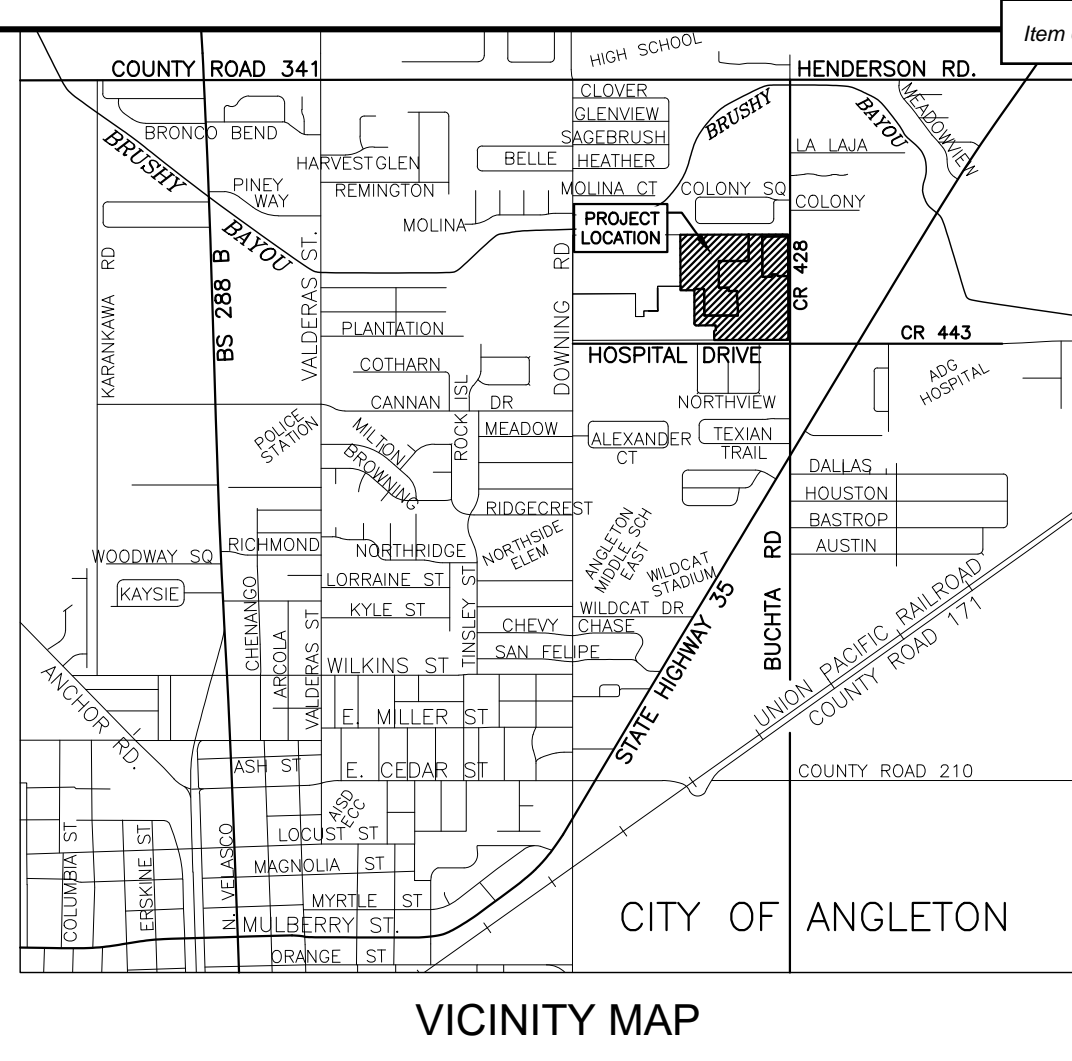
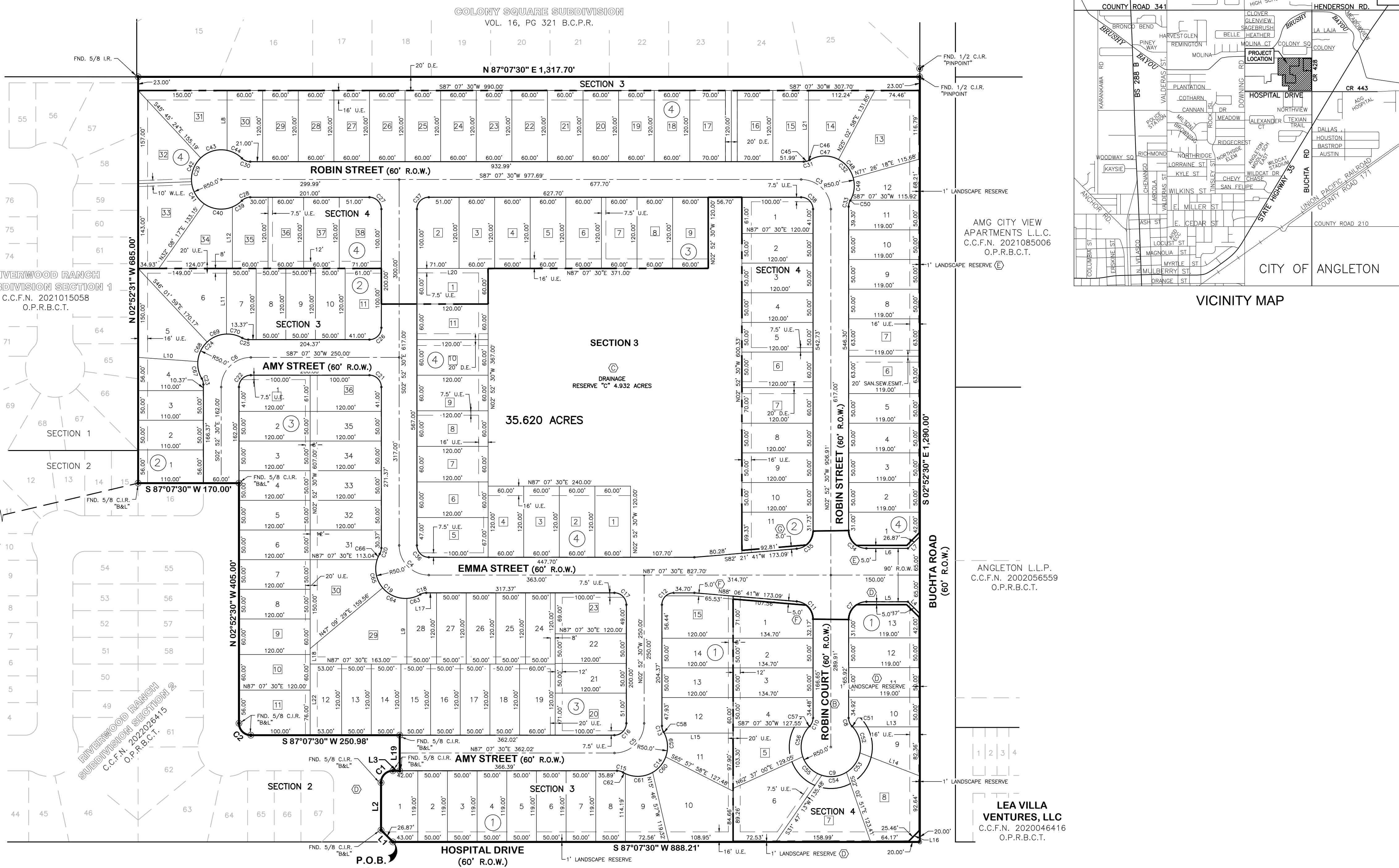


PROPOSED STREETS		
STREET NAME	R.O.W. WIDTH	TOTAL LENGTH
EMMA STREET	60' TO 90'	1,523.24
ROBIN STREET	60'	1,673.23
ROBIN COURT	60'	289.91
AMY STREET	60'	1,185.60

RESERVE TABLE		
SYMBOL	DESCRIPTION	RESERVE USE
ⓐ	DRAINAGE RESERVE "C"	RESTRICTED TO DRAINAGE AND UTILITY USE
ⓑ	LANDSCAPE RESERVE "D"	RESTRICTED TO LANDSCAPE USE
ⓒ	LANDSCAPE RESERVE "E"	RESTRICTED TO LANDSCAPE USE
ⓓ	LANDSCAPE RESERVE "F"	RESTRICTED TO LANDSCAPE USE
ⓔ	LANDSCAPE RESERVE "G"	RESTRICTED TO LANDSCAPE USE

EXHIBIT MAP
RIVERWOOD RANCH SUBDIVISION
SECTIONS 3 & 4
A 35.620 ACRES
144 LOTS 5 RESERVE SUBDIVISION
SECTION 3 - (4 BLOCKS, 73 LOTS 5 RESERVES)
SECTION 4 - (4 BLOCKS, 71 LOTS)
BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS RECORDED IN C.C.F.N. 2020043779 OF THE O.P.R.B.C.T.
LOCATED IN THE THEODORE S. LEE SURVEY ABSTRACT NO. 318 CITY OF ANGLETON BRAZORIA COUNTY, TEXAS

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825



FIELD NOTES FOR 35.620 ACRE TRACT

BEING A 35.620 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERKS FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCE TRACT OF LAND, SAID 35.620 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" (CAPPED B&L), FOUND ON THE SOUTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF HOSPITAL DRIVE (60' WIDE);

THENCE NORTHWESTERLY, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION SECTION 2 (RIVERWOOD S/D SEC 2), THE FOLLOWING COURSES AND DISTANCES:

NORTH 47°52'30" WEST, A DISTANCE OF 28.28 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00"(THE CHORD BEARS NORTH 42°07'30" EAST, A DISTANCE OF 28.28 FEET) AN ARC DISTANCE OF 31.42 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°07'30" EAST, A DISTANCE OF 11.50 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 250.98 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00"(THE CHORD BEARS NORTH 47°52'30" WEST, A DISTANCE OF 28.28 FEET) AN ARC DISTANCE OF 31.42 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°07'30" EAST, A DISTANCE OF 405.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

THENCE NORTH 02°52'31" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF SAID RIVERWOOD S/D SEC 2 AND THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION SECTION 1 (RIVERWOOD S/D SEC 1) AS RECORDED IN C.C.F.N. 2021015058 OF THE O.P.R.B.C.T., PASSING AT A DISTANCE OF 55.00 FEET THE SOUTHEAST CORNER OF SAID RIVERWOOD S/D SEC 1, CONTINUING A TOTAL DISTANCE OF 685.00 FEET TO A 5/8-INCH IRON ROD CAPPED B&L FOUND FOR THE NORTHEAST CORNER OF SAID 35.620 ACRE TRACT, SAME BEING ON THE NORTH LINE OF THE ABOVE REFERENCED TRACT, THE SOUTH LINE OF COLONY SQUARE SUBDIVISION, AS RECORDED IN VOLUME 16, PAGE 321 OF THE BRAZORIA COUNTY PLAT RECORDS AND THE NORTHEAST CORNER OF SAID RIVERWOOD S/D SEC 1;

THENCE NORTH 87°07'30" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE OF SAID COLONY SQUARE SUBDIVISION, A DISTANCE OF 1,317.70 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PINPOINT" FOUND FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF BUCHTA ROAD (60' WIDE);

THENCE SOUTH 02°52'30" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID BUCHTA ROAD, A DISTANCE OF 1,290.00 FEET TO A 5/8-INCH CAPPED IRON ROD, CAPPED B&L, SET FOR THE SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT, SAME BEING ON SAID NORTH RIGHT OF WAY LINE OF HOSPITAL DRIVE;

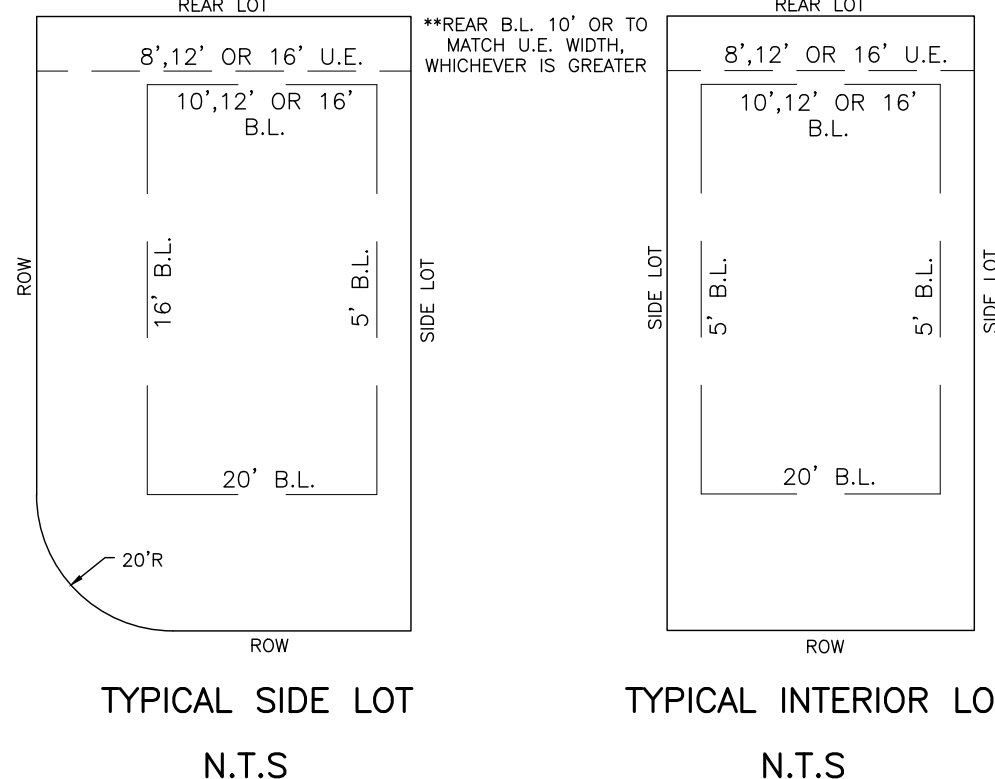
THENCE SOUTH 87°07'30" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID HOSPITAL DRIVE, A DISTANCE OF 888.21 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 35.620 ACRES OF LAND, MORE OR LESS.

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'
C2	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C3	78.54'	50.00'	90°00'04"	N42°07'32"E	70.71'
C4	78.54'	50.00'	90°00'00"	N47°52'30"W	70.71'
C5	78.54'	50.00'	90°00'00"	S42°07'30"W	70.71'
C6	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'
C7	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C8	10.48'	20.00'	30°01'29"	S72°06'45"W	10.36'
C9	130.94'	50.00'	150°02'59"	N47°52'30"W	96.60'
C10	10.48'	20.00'	30°01'29"	N12°08'14"E	10.36'
C11	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C12	31.42'	20.00'	90°00'00"	S42°07'30"E	28.28'
C13	10.48'	20.00'	30°01'29"	N17°53'15"W	10.36'
C14	130.94'	50.00'	150°02'59"	N42°07'30"E	96.60'
C15	10.48'	20.00'	30°01'29"	S77°51'46"E	10.36'
C16	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'
C17	31.42'	20.00'	90°00'00"	S47°52'30"E	28.28'
C18	44.63'	30.00'	85°14'11"	N39°44'35"E	40.63'
C19	47.12'	30.00'	90°00'00"	S47°52'30"E	42.43'

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C20	47.12'	30.00'	90°00'00"	S42°07'30"W	42.43'
C21	44.63'	30.00'	85°14'11"	N45°29'36"W	40.63'
C22	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'
C23	10.48'	20.00'	30°01'29"	S17°53'15"E	10.36'
C24	130.94'	50.00'	150°02'59"	S42°07'30"W	96.60'
C25	10.48'	20.00'	30°01'29"	N77°51'46"W	10.36'
C26	23.81'	50.00'	27°16'52"	S70°44'26"W	23.58'
C27	46.06'	50.00'	52°46'37"	N69°13'49"W	44.45'
C28	50.53'	50.00'	57°53'51"	N13°53'35"W	48.40'
C29	10.55'	50.00'	12°05'39"	N21°08'10"E	10.53'
C30	29.72'	50.00'	34°03'12"	N15°52'24"W	29.28'
C31	37.36'	50.00'	42°48'24"	N22°33'24"E	36.49'
C32	36.06'	50.00'	41°19'24"	N64°37'19"E	35.28'
C33	27.81'	50.00'	31°51'58"	S78°47'00"E	27.45'
C34	2.35'	50.00'	2°41'52"	S31°33'04"E	2.35'
C35	41.46'	50.00'	47°30'51"	S06°26'42"E	40.29'
C36	34.74'	50.00'	39°48'52"	S37°13'10"W	34.05'
C37	47.75'	50.00'	54°43'17"	S84°29'15"W	45.96'
C38	4.63'	50.00'	5°18'06"	N65°30'04"W	4.62'

LINE TABLE	Block 1 Section 3	Block 2 Section 3	Block 3 Section 3	Block 4 Section 3
Line No.	Length	Direction	Parcel Table	Parcel Table
L1	28.28'	N47°52'30"W	1 7,112	1 7,234
L2	80.00'	N02°52'30"W	2 5,950	2 5,500
L3	11.50'	N87°07'30"E	3 5,950	3 5,500
L4	60.00'	N02°52'30"W	4 5,950	4 5,515
L5	28.28'	S47°52'30"E	5 5,950	5 10,361
L6	70.00'	N87°07'30"E	6 5,950	6 10,975
L7	60.00'	N87°49'17"E	7 5,950	7 5,796
L8	60.00'	S86°25'43"W	8 5,926	8 6,000
L9	70.00'	S87°07'29"W	9 6,668	9 7,200
L10	28.28'	S42°07'31"W	10 14,121	10 6,000
L11	120.00'	S02°52'30"E	11 7,786	11 7,234
			12 7,184	12 6,360
			13 6,000	13 6,000
			14 6,000	14 6,000
			15 6,000	15 6,000
			16 6,000	16 6,000
			17 6,000	17 6,000
			18 6,000	18 6,000
			19 7,200	19 7,200
			20 8,434	20 8,434

LOT MIX SECTION 3		
	50' 60'+	TOTAL
BLOCK 1	14	15
BLOCK 2	10	11
BLOCK 3	27	36
BLOCK 4	0	11
	70%	30%
		73



RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	UNRESTRICTED RESERVE "A"	UNRESTRICTED RESERVE	13.052 AC.
(B)	UNRESTRICTED RESERVE "B"	UNRESTRICTED RESERVE	2.865 AC.
(C)	DRAINAGE RESERVE "C"	RESTRICTED TO DRAINAGE AND UTILITY USE	4.932 AC.
(D)	LANDSCAPE RESERVE "D"	RESTRICTED TO LANDSCAPE USE	0.070 AC.
(E)	LANDSCAPE RESERVE "E"	RESTRICTED TO LANDSCAPE USE	0.030 AC.
(F)	LANDSCAPE RESERVE "F"	RESTRICTED TO LANDSCAPE USE	0.026 AC.
(G)	LANDSCAPE RESERVE "G"	RESTRICTED TO LANDSCAPE USE	0.012 AC.

PROPOSED STREETS		
STREET NAME	R.O.W. WIDTH	TOTAL LENGTH
EMMA STREET	60' TO 90'	1,523.24
AMY STREET	60'	1,185.60

FINAL PLAT

RIVERWOOD RANCH SUBDIVISION SECTION 3

A 35.620 ACRES
73 LOTS 4 BLOCKS 5 RESERVE SUBDIVISION

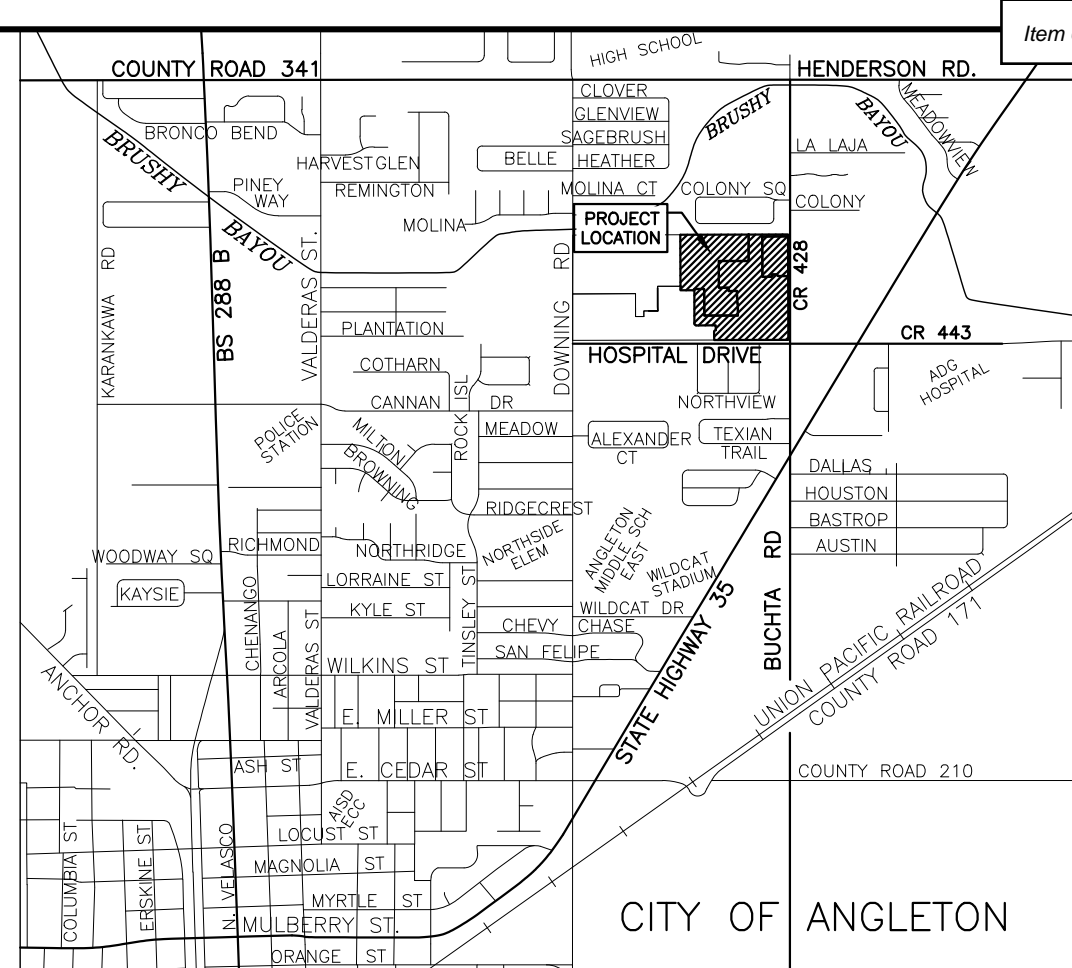
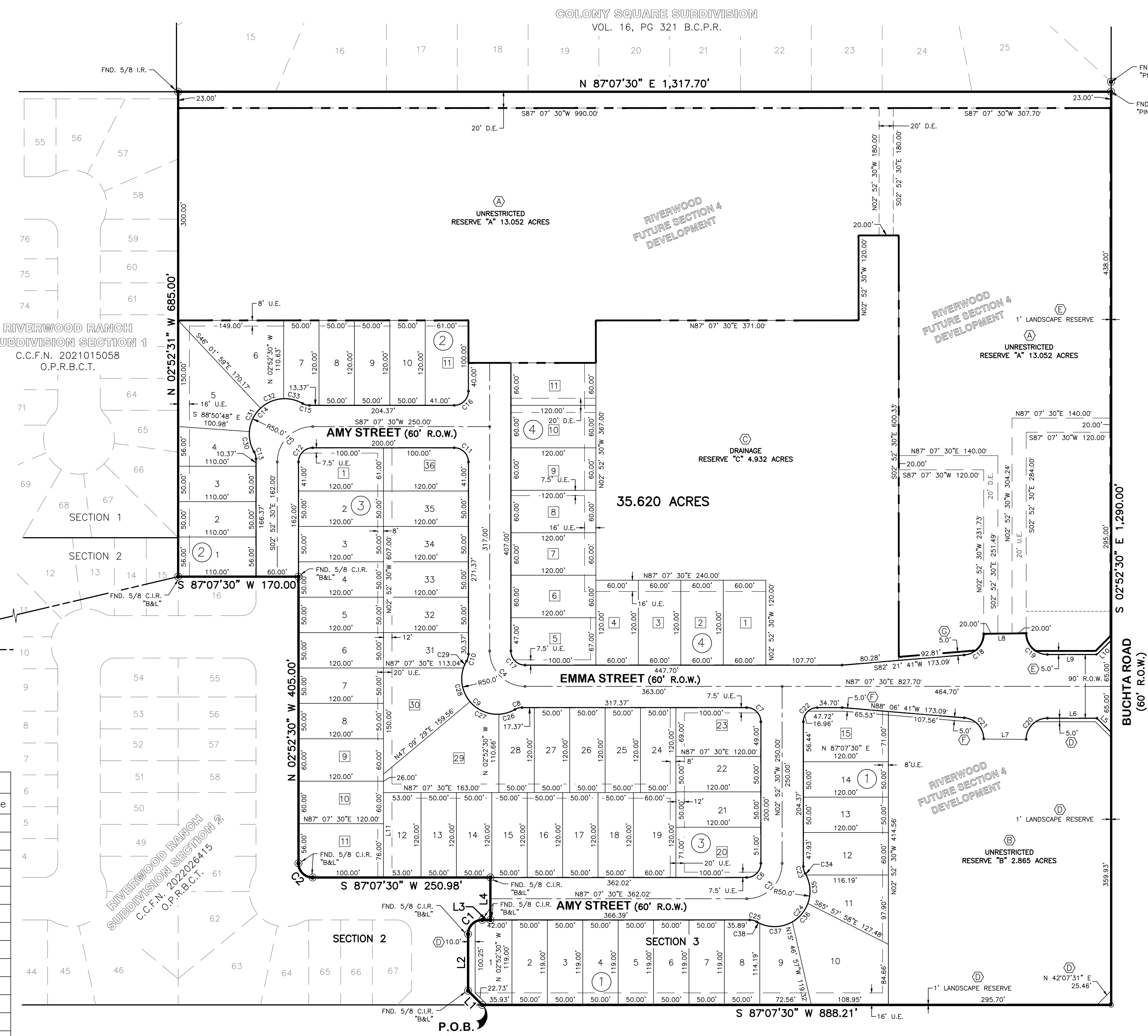
BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS RECORDED IN C.C.F.N. 2020043779 OF THE O.P.R.B.C.T.

LOCATED IN THE
THEODORE S. LEE SURVEY
ABSTRACT NO. 318
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

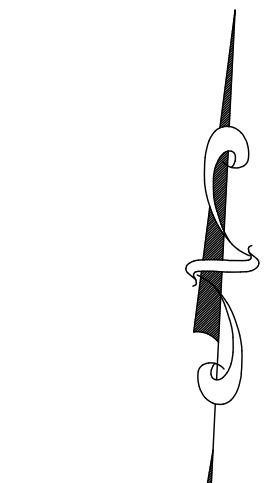
OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008

4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

PROJECT NO.: 14396	SCALE: 1" = 100'	DRAWN BY: BT
DRAWING NO.: 14396 PLAT SEC 3	DATE: 4/19/2023	CHECKED BY: DH



VICINITY MAP



- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- B.L. = BUILDING LINE
- BM = BENCHMARK
- D.E. = DRAINAGE EASEMENT
- FND = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- Vol., Pg. = VOLUME PAGE
- W.L.E. = WATERLINE EASEMENT
- B&L = BAKER & LAWSON
- S.S.E. = SANITARY SEWER EASEMENT
- P.O.C. = POINT OF COMMENCING
- U.E. = UTILITY EASEMENT

- SYMBOLS
- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
 - = FOUND MONUMENT (AS NOTED)
 - = LOTS WITH 60' WIDTH AT FRONT B.L.



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 9, 2023

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Discussion and update on the Windrose Green Subdivision development project on the drainage and grading construction work. The subject site is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The City Council discussed and acted upon the request for approval of the Windrose Green Section 3 Final Plat in their regular session on Tuesday, April 25, 2023. The City Council voted (4-2) to approve the Windrose Green Section 3 Final Plat conditioned to the grading construction work being completed within 10 working days.

As requested, staff is updating the Council on the progress of the work to-date.

RECOMMENDATION:

The council should receive the updates and hold discussion. No action is required.

Otis Spriggs

From: Alex Khoshakhlagh, P.E. <akhoshakhlagh@costelloinc.com>
Sent: Tuesday, May 2, 2023 6:19 PM
To: Otis Spriggs; Peterson, John; Hector Renteria
Cc: Akquan Williams, E.I.T.; Vasquez, Javier; Jeb Kolby; Marco Galgo; Chris Whittaker; Kyle Reynolds; Jeff Sifford; Judith ElMasri; Colton Giesecke
Subject: [EXTERNAL] RE: Windrose Green Section 3 Stockpile

Hi Otis/ John,

Here are a few more photos taken this afternoon. As you can see the stockpiles are gone and Hurtado will be fine grading the lots in Section 3. They still need to put fill on Lots 1 thru 3, but that will be done after they put the pipe to improve Church's drainage. Jeb is meeting with Mr.. Robinson on Friday and I met with his assistant today. We are trying to help them with drainage and also their water and sanitary services that are in conflict with our project and they are satisfied with our approach.

I talked to Hector last week before the meeting.

Hi Hector,

As we briefly discussed last week, please see the link below for the revised sheets. I also discussed this along with the street name change with County and they are okay.

[WRG Section 3 Plan Revisions \(5-1-23\).pdf](#)

I submitted these sheets to Cathy at County and she will soon be signing them. Once I have their approval, we will send you all the link.











Regards,

Alex Khoshakhlagh, P.E.
Partner/Senior Project Manager
Land Development

office 713.783.7788



Engineering & Surveying costelloinc.com
2107 CityWest Blvd. | 3rd Floor | Houston, Texas 77042
Voted Best Places to Work - Houston Business Journal
TBPE Firm Registration No. 280 | TBPLS Firm Registration No. 100486

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From: Alex Khoshakhlagh, P.E.

Sent: Monday, May 1, 2023 8:52 AM

To: Otis Spriggs <ospriggs@angleton.tx.us>; Peterson, John <john.peterson@hdrinc.com>

Cc: Akquan Williams, E.I.T. <awilliams@costelloinc.com>; Vasquez, Javier <Javier.Vasquez@hdrinc.com>; Jeb Kolby <jkolby@concoursedev.com>; Marco Galgo <mgalgo@concoursedev.com>; Chris Whittaker <cwhittaker@angleton.tx.us>

Subject: Windrose Green Section 3 Stockpile

Good morning, Otis/ John,

Here are a few photos of the site as of this morning. They are working on knocking them down today. Will send updated photos tomorrow, when I visit the site.

Regards,

Alex Khoshakhlagh, P.E.
Partner/Senior Project Manager
Land Development

office 713.783.7788



Engineering & Surveying costelloinc.com
2107 CityWest Blvd. | 3rd Floor | Houston, Texas 77042
Voted Best Places to Work - Houston Business Journal
TBPE Firm Registration No. 280 | TBPLS Firm Registration No. 100486

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Otis Spriggs

From: Alex Khoshakhlagh, P.E. <akhoshakhlagh@costelloinc.com>
Sent: Monday, May 1, 2023 8:52 AM
To: Otis Spriggs; Peterson, John
Cc: Akquan Williams, E.I.T.; Vasquez, Javier; Jeb Kolby; Marco Galgo; Chris Whittaker
Subject: [EXTERNAL] Windrose Green Section 3 Stockpile
Attachments: IMG_7339.jpg; IMG_7340.jpg; IMG_7338.jpg

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**NO
TRESPASSING**







AGENDA ITEM SUMMARY FORM

MEETING DATE: May 9, 2023

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Discussion of a Concept for an extended stay hotel for property located at 2209 E. Mulberry St., north of the intersection of E. Mulberry St. and Buchta Road (Former Budget Inn). The property is currently zoned C-G, Commercial-General Zoning District.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Laura Cooper, representing potential new owners for the subject property located at 2209 E. Mulberry St., Angleton, TX is requesting City Council's feedback on a project concept to convert a dilapidated hotel into a clean and stylish short-to-long term lodging destination. Hotels that house occupants in hotel rooms ordinarily used for sleeping for a period of at least 30 or more consecutive days, would require a Specific Use Permit (SUP) application and approval, for what would then be considered a residence-hotel.

RECOMMENDATION:

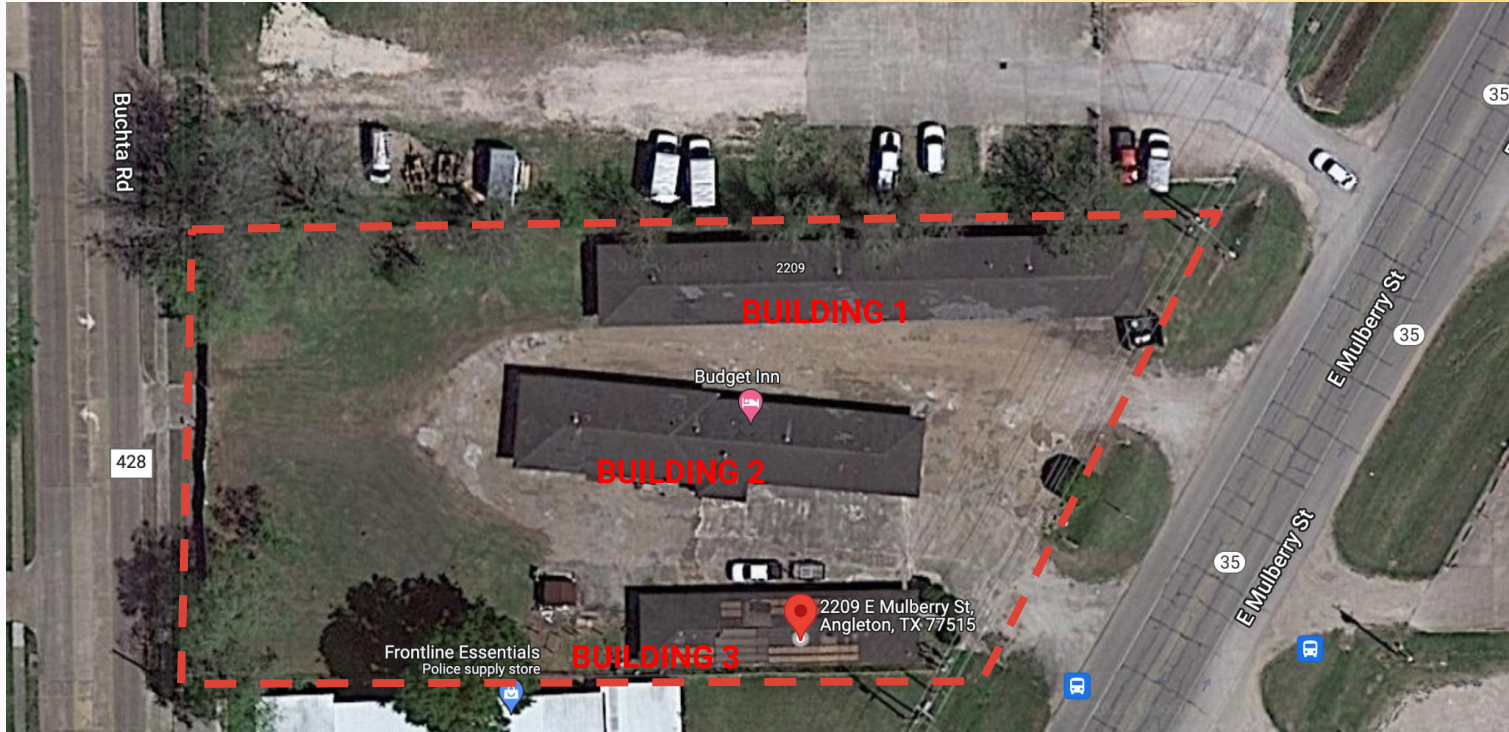
The council should hold discussion and give feedback on the concept proposal. No action is required.

The Clarabelle

A clean and stylish short-to-long term rental destination in Angleton, Texas

The Current Property

Item 8.



The Current Property

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- Three single-story, brick structures on approx 1 acre
- Front of property faces Hwy 35, rear drive exits to Buchta Rd.
- Commercial - General Use Zoning
- Inexpensive purchase price



Current Operations

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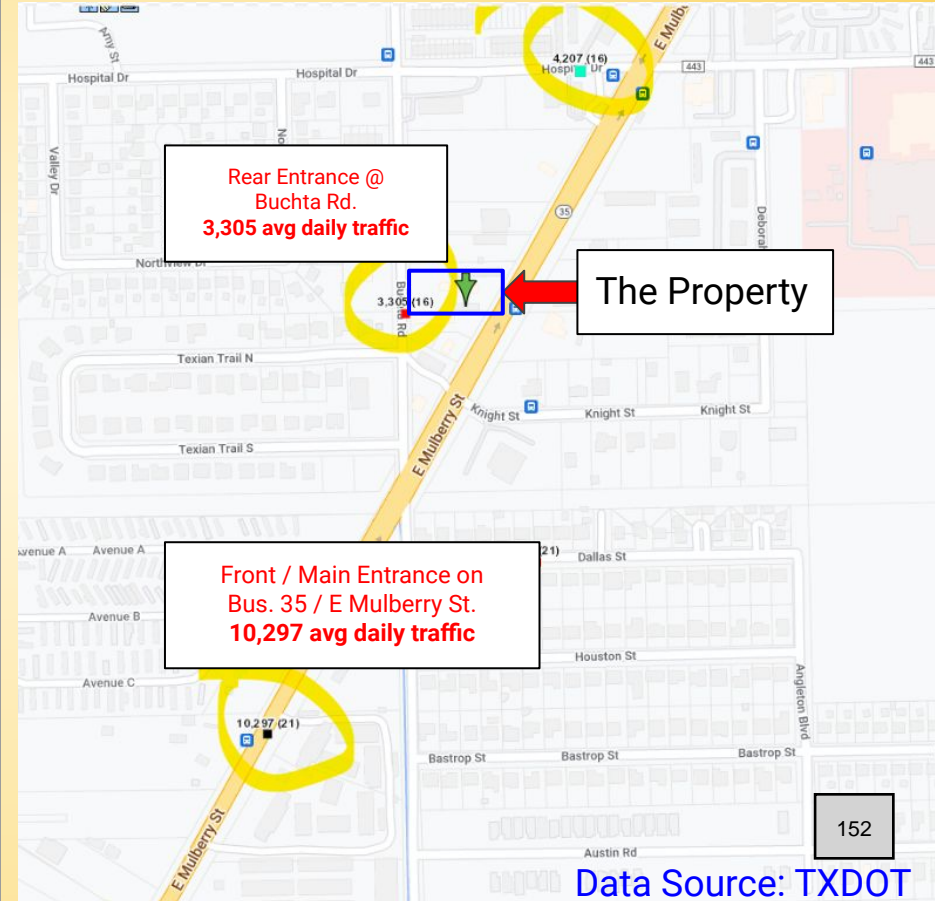
- As of April 2023, there are 5 rooms rented at
- 23 rooms total in three buildings, not all are in rentable condition
- 2 rooms fire-damaged but still structurally redeemable



The Location

- Angleton is the County Seat of Brazoria County
- 13,500 cars drive by daily
- Hwy 35 is a main thoroughfare between Alvin and Angleton

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The Location

- Bucc-ees gas station - 0.1 miles
- UTMB Angleton-Danbury Hospital with overnight surgical facilities 0.5 miles
- Hwy 35 to County Annex (major County voting location) 0.7 miles
- Brazoria County Courthouse 1.9 miles
- H-E-B grocery store less than a mile away
- Many restaurants in the immediate area, from fast food to sit-down restaurants



The Market

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Workers In-Town = Steady and Stable

Angleton is a central location to many employers in the county and is a desirable town to live in for many reasons. The schools are known to be good and the high school is a newer, beautiful campus with a new tech center being built. Angleton is an area supported plants located within a 30 min. Drive and these employees readily earn 6-figures without needing a 4-year degree.



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The Proposal



Use our expertise in Architecture, Design, Construction Management, Rental Management, and Real Estate to turn a run-down motel in the heart of Angleton into a stylish short / long term rental destination with 19 rental units and room for expansion!

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The Proposal

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Rehabilitate the structures into a clean, affordable but stylish property with various unit types including:

- 11 Rooms with Kitchens and Living areas and in-unit laundry
- **11 Units Total**

These can be locked off to create 22 rooms total so as to be flexible.

Property amenities include onsite laundry facility, extra parking for larger trucks, and a recreational area with horseshoes and cornhole boards.



The Proposal

Item 8.



Exterior Concept
Rendering



The Proposal

Item 8.



Interior Concept
Rendering



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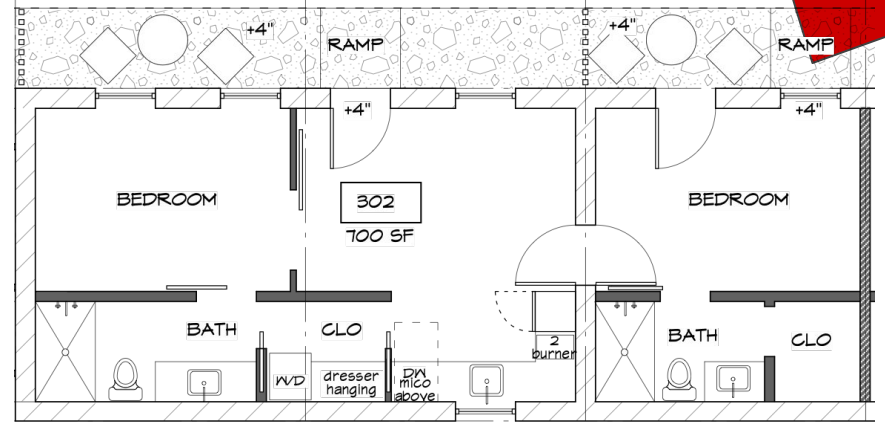
The Rooms

(5) 2 BEDROOM SUITES (700-870 SF)

The "La Encantada" MAX

- ✓ Bedroom
- ✓ Full Living Area with sleeper couch
- ✓ Full Bathroom
- ✓ Laundry
- ✓ Full "Mini-Kitchen"

"Mini-Kitchen" includes: Apartment Fridge, 2-burner stove, dishwasher, microwave, sink, plus full-stackable washer-dryer in unit



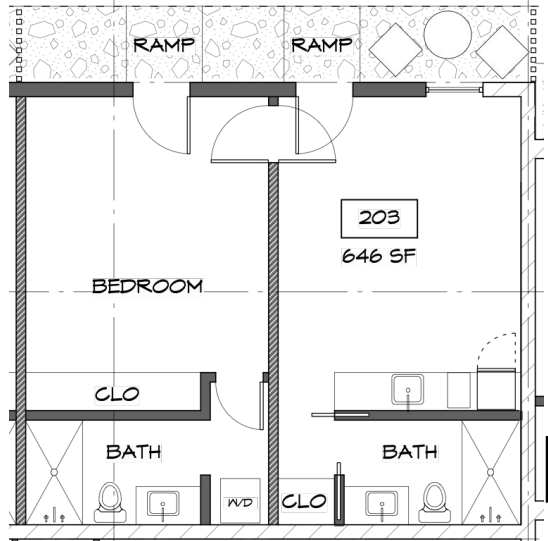
(6) 1 BEDROOM SUITES (630-700 SF)

Item 8.

The "La Posada" MAX

- ✓ Bedroom
- ✓ Full Living Area with sleeper couch
- ✓ Full Bathroom
- ✓ Laundry
- ✓ Full "Mini-Kitchen"

"Mini-Kitchen" includes: Apartment Fridge, 2-burner stove, dishwasher, microwave, sink, plus full-stackable washer-dryer in unit

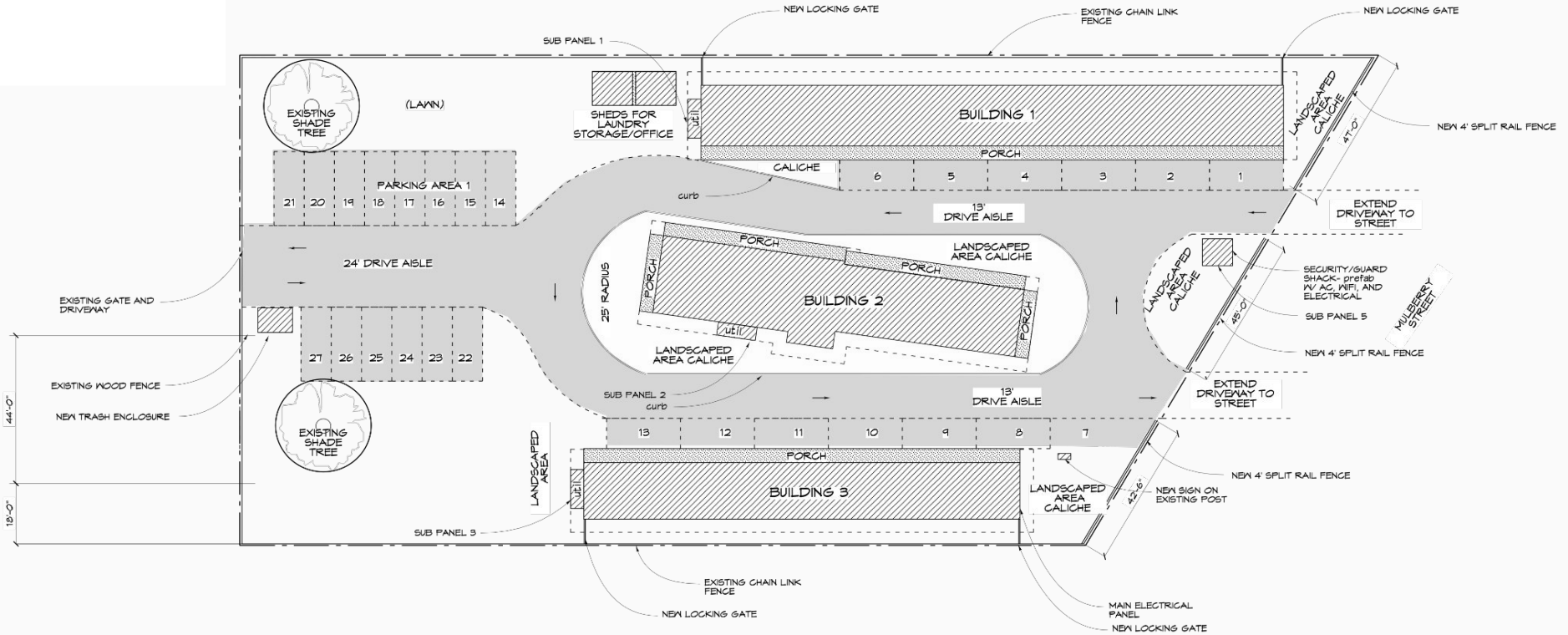


**11 total units
with kitchens
+ laundry**

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The Proposal

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Full plans available on request

SITE PLAN
APPROX SCALE: 1/16" = 1'-0"

Model 1: The "Weekly Worker"



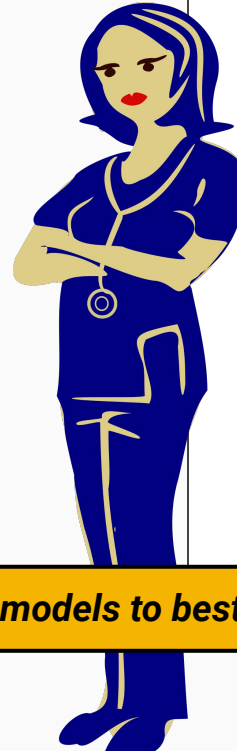
Target Clientele - Corporate / Plant Workers in the area for mid-to-long term projects, often on per diems from their employers.

Avg. Stay Length: Weekly to Monthly

Property will offer a small laundry facility. There will be a small recreation area (e.g. horseshoes) for guests. Ample parking for Texas-sized pickup trucks. On-site security. Weekly housekeeping.

Model 2: The "Nightly Nurse"

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Target Clientele - AirBnB, Out-of-Towners, Families with loved ones at the Hospital, County Fair attendees, Concerts, and Traveling Nurses

Avg. Stay Length: 2-3 nights

Property will kitchenette rooms with available adjoining suites for families. There will be a small recreation area (e.g. horseshoes) for guests. On-site security.

****We are hoping the City will allow both models to best serve our Angleton clientele****

The Team

(full resumes sent in separate document)

Item 8.



Brandis Sarich

Brandis is an architect with expertise in adaptive reuse of historic structures and specializing in corporate branded architecture and design projects.



Laura Cooper

Realtor with 40+ transaction per year record. Experience rehabilitating and renting her own properties as well as managing short and long term properties for investors.



Pono Garcia

Builder and landlord who owns a construction company. Pono has over 20 years of experience remodeling and renting properties.

Thank You!

